Storm Water Pollution Prevention Plan (SWPPP)

For:

Millbrook– Land Development

Ladera Hills and Ivy Terrace
Lacoste, Texas 78245
TPDES Permit ID: TXR1568HX

SWPPP prepared for:

Lennar Homes of Texas Land and Construction, Ltd.
Brian Barron, Division President
100 NE Loop 410, Suite 1155
San Antonio, Texas 78216
Phone: 210-403-620

SWPPP prepared by:

Environmental Management Group, LLC
Matthew D. Martin
2260 Highland Village Rd., Suite 400
Highland Village, Texas 75077
Phone: 214-923-2086

SWPPP Preparation Date: January 26, 2022
Estimated Construction Start Date: February 1, 2022
Estimated Construction Complete Date: August 30, 2026



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INTRODUCTION

This SWPPP is designed to address the following objectives:

- Address discharges authorized by the Construction General Permit (CGP) that will reach Waters of the U.S., including discharges to municipal separate storm sewer systems (MS4s) and privately owned separate storm sewer systems that drain to Waters of the U.S.
- Identify and address all pollutants and their sources that are reasonably expected to affect the quality of discharges from the construction site, including off-site material storage areas, overburden and stockpiles of dirt, borrow areas, equipment storage areas, vehicle repair areas, fueling areas, etc., used solely by the permitted project.
- Describe the implementation of practices that will be used to minimize to the extent practicable the discharge of pollutants in storm water associated with construction activity and non-stormwater discharges in compliance with the terms and conditions of the CGP.
- Ensure site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity.
- Ensure stabilization BMPs are installed that reduce or eliminate pollutants after construction is completed.

A copy of the Owner's Notice of Intent ("NOI") submitted to the Texas Commission on Environmental Quality (TCEQ) on the "STEERS" electronic filing system and the permit certificate indicating a Permit Authorization number will be included in Appendix "D" of this SWPPP once it is filed.

The SWPPP will be kept electronically. The SWP3 must be made readily available at the time of an on-site inspection to: the executive director; a federal, state, or local agency approving sediment and erosion plans, grading plans, or stormwater management plans; local government officials; and the operator of a municipal separate storm sewer receiving discharges from the site. In most instances, it is reasonable that the SWPPP shall be made available within 24 hours of the request. This SWP3 is made readily available by scanning the QR Code located on the TCEQ Primary Operator Construction Site Notice posted on site. This SWP3 is kept and updated electronically in a digital cloud based software, Per Section D.1 of the Construction General Permit. A paper copy of this SWP3 can be made available within 24 hours of the request.

SWPPP Document Retention Notice:
The TPDES Construction General Permit TXR150000 was renewed on March 6, 2023 and included provisions for the SWPPP and included documents to be kept electronically. Prior to renewal, the SWPPP, the Inspection Reports, which included the Corrective Action Log, the updated SWPPP site maps, and the Grading and Stabilization Logs were kept in separate binders onsite. Upon this community's renewal of TPDES Permit authorization, the SWPPP and related documents were converted to electronic format and are now kept and updated electronically. Upon conversion to electronic documents, the hard copy SWPPP and related documents were archived for safe keeping at the office of Lennar Homes of Texas, Land and Construction, Ltd. located at 100 NE Loop 410, Suite 1155, San Antonio, Texas 78216. For additional information, or to access the archived documents, please contact the individual(s) listed as "SWPPP Contact" in Section 1.1.
See 2023 CGP Renewal Amendment

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Contact Information & Areas of Responsibility

Owner/Primary Operator & SWPPP Contact	
Contact	**Responsibilities**
Owner/Primary Operator: Lennar Homes of Texas Land and Construction, Ltd. Brian Barron, Division President 100 NE Loop 410, Suite 1155 San Antonio, TX 78216 Phone: 512-418-0258 See Change of Address Amendment – 3/10/2022	The Owner, "Lennar Homes of Texas Land and Construction, Ltd." has complete control over the plans and specification for the development. The Owner will develop and implement the SWPPP and Construction General Permit (CGP) requirements on a day-to-day basis for the entire development, monitor and direct Subcontractors, Owner's BMP installers and Owner's maintenance personnel. The Owner will hire Subcontractors to construct the development and will delegate various SWPPP responsibilities to Third Party Inspectors, BMP installers and Subcontractors. The Owner will supply the Subcontractors with plans specifications and SWPPP requirements prior to the start of the Subcontractor's start of work. Owner will provide Subcontractors with any changes to the original plans, specifications and SWPPP in a timely manner. Lennar's Land Development Manager (LDM) is a delegated signatory of SWPPP inspections and amendments. The LDM will implement the CGP on a day-to-day basis, and monitor and direct Contractors, BMP installers, and stormwater compliance inspectors. The LDM will coordinate the corrective actions found on the inspection and sign inspection reports as the Duly Authorized Representatives of Lennar. (Other Lennar associates will also have signing authority for cases when the LDM is not available. See Delegation of Signatories form delegating signing authority) See 2023 CGP Renewal Amendment

SWPPP Contact(s) Lennar Homes of Texas, Land and Construction Ltd. 100 NE Loop 410, Suite 1155 San Antonio, TX 78216 Phone: 737-600-6686 Matt Cardenas, Division Environmental Manager (DEM) 726-223-1102 Irene Rocha, Division Environmental Manager (DEM) 210-612-5165 Ryan Dorth, Division Environmental Manager (DEM) 726-241-6463 Jonathan Huston, Division Environmental Manager (DEM) 210-853-9569 Justin Silva, Division Environmental Manager (DEM) 210-322-7764 Madelyn Vasquez, Division Environmental Manager (DEM) 210-238-5416 ~~Melissa Castro (DEM) 210-954-3694~~ ~~Marcus Walters (DEM) 830-388-1002~~ ~~Jimena Koszuta (DEM) 726-437-9473~~	Provide oversight for the implementation of the Construction General Permit and the SWPPP on behalf of the Owner. Attend pre-construction meetings with the Subcontractor and assign Subcontractor SWPPP responsibilities. Interact with and direct the SWPPP Preparer and BMP Inspector. Coordinate SWPPP amendments with the SWPPP Preparer and maintain the SWPPP document. The DEM will sign inspection reports as a Duly Authorized Representative of Lennar.

SWPPP Preparer & SWPPP BMP Inspector	
Contact	**Responsibilities**
SWPPP Preparer: Environmental Management Group, LLC Matthew D. Martin, Principal Owner 2260 Highland Village Road, Suite 400 Highland Village, TX 75077 Telephone: 214-923-2086 Email: infor@emg-llc.net	Develop and maintain the SWPPP and site maps. Evaluate changing conditions and develop SWPPP amendments at the direction of the Owner.
SWPPP BMP Inspector: Environmental Management Group, LLC Jose Garcia, Field Operations Manager 2260 Highland Village Road, Suite 400 Highland Village, TX 75077 Telephone: 214-923-2086 Email: infor@emg-llc.net	Perform SWPPP inspections according to the following schedule: ☒ Every 7 calendar days ☐ Every 7 calendar days and after .5” or great storm event Inspection reports will be completed using StormPro, a web based SWPPP Inspection and reporting database. (See Section 4.1 – Inspection Schedule and Procedures)

General Contractors	
Contact	**Area of Responsibility**
General Contractor /Operator: YC Partners Arnold Briones, Chief Operating Officer 5423 N. Loop 1604 E Phone Number: 210-655-3780 Email: ***abriones@yantiscompany.com*** See Amendment 002 – 5/12/2022	Each General Contractor is a Primary Operator and has day to day operational control of all geographic areas of the project site where they are performing construction activities. The construction activities that the General Contractor is responsible for are listed in Section 1.2 and the geographic area of SWPPP control is delineated on the site map. The. Each General Contractor working under this shared SWPPP is responsible for the following items: • Meet the requirements set forth in Part III. B. 2. of TXR150000 (Responsibilities of Primary Operators with day to day control). • Before earth disturbing activities begin, sign and certify the SWPPP, submit a Notice of Intent (NOI) to the TCEQ, submit a copy of the NOI to the local MS4, and post a Construction Site Notice at the entrance to General Contractor / Operator's construction activity. • Comply with the SWPPP by implementing and maintaining BMPs for which the General Contractor / Operator is responsible for in accordance with the "Operator Responsibilities" form included in Appendix "G".
General Contractor /Operator: SACC, Inc. Gerald M. Merck, III 5431 Crestway Road, Windcrest, TX 78239 Phone Number: 210-655-1922 Email: ***james@legacysitework.com*** See Amendment 010 – 11/14/2023	
General Contractor /Operator: V.K. Knowlton Construction and Utilities, Inc. Shakotah Keefe Knowlton - Vice President 18225 FM 2252 San Antonio, TX 78266 Phone: 210-651-6860 Email: ***shakotah@vkk.com*** See Amendment 011 – 2/29/2024	
General Contractor /Operator: Indigo Construction, LLC Reagan Walker - CEO /Owner 1100 NW Loop 410, Ste 400 San Antonio, TX 78213 210-817-7973 ***reagan@indigo-construction.com*** See Amendment 021 – 2/18/2025	
General Contractor /Operator: DNT Construction, LLC Justin Allison, Assistant Secretary 18952 Redland Rd., Suite 2 San Antonio, TX 78259 Phone Number: 210-563-4805 ***jallison@dntconstruction.com*** See Amendment 030 – 3/11/2026	

Subcontractors	
Contact	**Responsibilities**
Owner's Erosion & Sediment Control Contractor: Environmental Allies 1251 Goforth Road Kyle, Texas 78640 Attention: Collin Wright Phone Number: O (512) 383-9209 F (512) 383-9208 Email: cwright@environmenatalallies.com	Install, maintain, repair or replace erosion and sediment controls and temporary or permanent soil stabilization at the direction of Lennar.
Soil Stabilization Contractor Mundo Verde Irrigation & Landscaping Carlos Palos, Owner 6400 Grissom Rd. San Antonio, TX 78238 Phone: (210) 389-0615	At the direction of the Owner **and per Construction General Permit, SWP3 or contract requirements**, install landscaping, including plants and trees; install permanent soil stabilization measures, including hydroseed, Hydromulch, broadcast seed, and/or sod; **within the limits of construction where soil disturbance has occurred.**

1.2 Nature of Construction

Lennar Homes of Texas Land and Construction, Ltd., is developing the infrastructure, finished lots, and related amenities for a residential community known as "Millbrook". Construction for this development community will progress in a series of construction activities and the start of each activity will be dependent on economic conditions and other determining factors. Each construction activity may be performed by a different General Contractor / Operator, and more than one activity may occur at a time. When development of finished lots is complete, control of the lots will transfer to the new owner or to Lennar's homebuilding department, and the transferred lots will no longer be under control of this SWPPP. Lennar will be responsible for coordinating with the MS4 (Bexar County) for closure of local MS4 permit.
Lot Transfer Process (Check which scenario applies):

☐ Finished lots will be transferred both to Lennar's homebuilding department and to other merchant homebuilders.

At the completion of land development activity in each section of the development, Lennar Homes of Texas Land and Construction, Ltd.will transfer control of the finished lots both to homebuilders that purchase them through a purchase contract and to Lennar's homebuilding department through an internal transfer process. For lots that are sold to other homebuilders, provisions for compliance with state stormwater regulations are included in the purchase agreement between the Lennar Homes of Texas Land and Construction, Ltd. and the homebuilders.

☒ Lots will be transferred to Lennar's homebuilding department.

At the completion of land development activity in each section of the development, Lennar Homes of Texas Land and Construction, Ltd. will transfer control of the finished lots to Lennar's homebuilding department through an internal transfer process. Lots that have transferred to Lennar's homebuilding department will be under control of a separate SWPPP.

Whether the finished lots are "taken down" by another homebuilder or Lennar's homebuilding department, the lots will be appropriately identified on the SWPPP site map and will no longer be under control of this SWPPP. Upon transfer of control, the homebuilder purchasing the lots or Lennar's homebuilding department will be responsible for compliance with the CGP for areas of their work, developing and implementing a SWPPP, installing and maintaining BMPs for their work, installing and maintaining inlet protection for inlets they discharge into, and cleaning the streets of track out generated by homebuilder operations in accordance with the CGP.

Lennar Homes of Texas Land and Construction, Ltd. will maintain the "public/common areas" such as sediment basins, outfalls, parks, and other open spaces until the storm drain system is accepted by the respective public agency or homeowners association, whichever the case may be.

Lennar Homes of Texas Land and Construction, Ltd. has submitted a TCEQ Primary Operator Notice of Intent and has received an authorization to discharge in accordance with the TCEQ construction General Permit.

Lennar Homes of Texas Land and Construction, Ltd. and each General Contractor / Operator shall file a NOT with the TCEQ within 30 days after either of the following is achieved: (a) final stabilization has been achieved on all portions of the site that are the responsibility of the permittee; (b) a transfer of operational control has occurred to another permittee; or (c) the operator has obtained authorization under an alternative TPDES general permit.

Construction Activities covered by this SWPPP

Below is a list of the construction activities associated with this SWPPP and the General Contractor / Operators associated with each activity. As additional construction activities begin, they will be added to the list below, and the General Contractor / Operator associated with the activity will be added to the list as new construction contracts are awarded and the General Contractor / Operator assumes SWPPP responsibility. Construction activities may be included in this SWPPP before a General Contractor / Operator is awarded a construction contract for the construction activity, in which case, the Contractor's name will be added once awarded the construction contract.

The acres disturbed column will reflect the acreage that each General Contractor / Operator will be wholly or partially responsible for. Multiple General Contractor / Operators may work on the same acreage depending on the construction activity and therefore the acreage listed in the table is not intended to be used to calculate the total disturbed acreage of the entire development. Operator responsibilities and permit documentation will be documented in Appendix "G". A minor amendment will be submitted to Bexar County once a General Contractor has been awarded to provide this information.

Construction Activities:				
Activity Name	**Acres Disturbed**	**General Contractor (GC) / Operator Name**	**GC / Operator's TPDES Permit Number**	**Date GC / Operator's NOI was submitted**
Unit 1A – Grading, WS&D, & Paving	45.29	YC Partners Ltd. See Amendment 002 – 5/12/2022	TXR1596MK	5/16/22
Unit 4 – Grading, WS&D, & Paving	30.05	YC Partners Ltd. See Amendment 002 – 5/12/2022	TXR1596MK	5/16/22
Unit 1B – Grading, WS&D, & Paving	37.45	YC Partners Ltd. See Amendment 005 – 4/18/2023	TXR1596MK	NOC 4/11/2023
Unit 2A – Grading, WS&D, & Paving	20.4	YC Partners Ltd. See Amendment 006 – 9/28/2023	TXR1596MK	NOC 10/2/2023
Unit 2B – Grading, WS&D, & Paving	9.17	V.K. Knowlton Construction and Utilities, Inc. See Amendment 011 – 2/29/2024	TXR1594QD	3/7/2024
Unit 3A – Grading, WS&D, & Paving	17.95	SACC, Inc. See Amendment 010 – 11/14/2023	TXR1502PH	12/13/2023
Unit 5A – Grading, WS&D, & Paving	20.11	SACC, Inc. See Amendment 013 - 5/29/2024	TXR1552RC	6/10/2024
Unit 9A – Grading, WS&D, & Paving	~~17.71~~ 18.83 022	SACC, Inc. See Amendment 018 –8/23/2024	TXR1575RX	8/26/2024
Unit 3B – Grading, WS&D, & Paving	13.45	YC Partners Ltd. See Amendment 016 – 7/11/2024	TXR1513RL	7/12/2024
Unit 9C – Grading, WS&D, & Paving	21.58 24.2 019	Indigo Construction, LLC See Amendment 021 – 2/18/2025	TXR1501TR	2/18/2025
Unit 9A - Stockpile	11.67	YC Partners Ltd. SACC, Inc. See Amendment 017 – 7/30/2024	TXR1513RL (YCP-Unit3B) TXR1552RC (SACC-Unit5A)	NOC 8/2/2024

Unit 6A – Grading, WS&D, & Paving	39.7	SACC, Inc. See Amendment 025 – 9/15/2025	TXR1581VV	9/16/2025
Unit 5B – Grading, WS&D, & Paving	29.3	SACC, Inc. See Amendment 026 – 9/23/2025	TXR1572VY	9/25/2025
Unit 6B – Grading, WS&D, & Paving	43.9	DNT Construction, LLC See Amendment 030 – 3/11/2026	TXR1504XQ	3/12/2026

1.3 Areas of Control

Shared SWPPP Development

For more effective coordination of BMPs and opportunities for cost sharing, a cooperative effort by the different operators has been developed for this project. Operators shall independently obtain authorization but shall also work together to prepare and implement this single, comprehensive SWPPP for the entire construction site.

Lennar Homes of Texas Land and Construction, Ltd. is the Owner of the Millbrook community, will act as a Primary Operator, and shall meet the requirements set forth in Part III. B. of TXR150000

As development progresses, Lennar Homes of Texas Land and Construction, Ltd. will contract with one or more General Contractors to perform the construction activities, such as demolition, clearing & grubbing, grading, underground utilities, street paving, and landscaping. The construction activities may be performed by the same General Contractor, or each construction activity may be performed by different General Contractors. The construction activities and General Contractors covered by this SWPPP are listed in Section 1.2: Nature and Sequence of Construction Activity.

The General Contractor(s) performing construction activities in this development will be Primary Operators; shall meet the requirements set forth in Part III. B. of TXR150000; and will all work under this shared SWPPP. Each Operator will sign and certify the SWPPP in accordance with the Construction General Permit (CGP). As development progresses and new General Contractors are added to this SWPPP, their contact information will be added to Section 1.1 “Contact Information” and they will sign and certify the SWPPP.

As each construction activity is added, this SWPPP will be amended to include the associated details for that construction activity. The information will include the area under the General Contractor’s control and the area under the Owners control, the disturbed acreage for the activity, maps with proposed BMP’s and their proposed locations, a description of the BMPs that the Owner and General Contractor will implement, the operator responsible for installing, maintaining and removing each of the controls, the construction start date, dates of major grading work, dates of completion and dates of stabilization for each activity, and the additional operator’s signed SWPPP Certification and Notice of Intent.

Each General Contractor will have day-to-day operational control of the activities that are necessary to ensure compliance with the Construction General Permit and the SWPPP in areas of the project where they are operators. Lennar Homes of Texas Land and Construction, Ltd. will implement the SWPPP and CGP requirements during “Idle” periods where there are no General Contractors onsite and land development activity transitions from one construction activity to another. SWPPP responsibility that has been assigned to a General Contractor / Operator for any particular construction activity will transfer to the Owner after acceptance or substantial completion of the General Contractor / Operator’s work.

1.4 Project / Site Information

Project / Site Millbrook		
Project Location / Intersection: Ladera Hills and Ivy Terrace		
City: Lacoste	State: Texas	ZIP Code: 78245
County: Bexar		
Latitude: 29.399170º N (decimal)	**Longitude:** -98.787691 º W (decimal)	
Method for determining latitude/longitude:		
☐ USGS topographic map (specify scale: 7.5 minute series)	☐ EPA Website	☐ GPS
☒ Other (please specify): Google Maps		
Is the project located in Indian country?	☐ Yes	☒ No
If yes, name of Reservation, or if not part of a Reservation, indicate "not applicable." Not applicable		
Owner/Primary Operator's TPDES Authorization Number: TXR1568HX		
Will this project be developed in multiple units within a lager common plan of development?	☒**YES** ☐ **NO**	

Estimated Start Date for all of Land Development activity per Unit:	Unit 1A	February 1, 2022
	Unit 4	February 1, 2022
	Unit 1B See Amendment 003 – 5/26/2022	June 1, 2022
	Unit 2A See Amendment 004 – 3/23/2023	July 1, 2023
	Unit 2B See Amendment 004 – 3/23/2023	September 1, 2023
	Unit 3A See Amendment 005 – 6/19/2023	July 1, 2023
	Unit 5A See Amendment 008 –11/1/2023	November 1, 2023
	Unit 9A See Amendment 009 –11/1/2023	December 1, 2023
	Unit 3B See Amendment 012 - 4/3/2024	April 1, 2024
	Unit 9C See Amendment 014 –6/4/2024	~~June 2024~~ ~~November 15, 2024~~ See Amendment 019 - 10/8/2024 March 1, 2025 See Amendment 028 - 12/8/2025
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	August 1, 2024
	Unit 5B See Amendment 020 – 1/20/2025	January 2025
	Unit 6A See Amendment 023 – 7/14/2025	August 2025
	Unit 6B See Amendment 027 – 10/28/2025	December 2025
	Unit 9B See Amendment 031 –3/17/2026	December 2025

Estimated Project Completion Date for all Land Development activity per Unit:	Unit 1A	February 28, 2025
	Unit 4	February 28, 2025
	Unit 1B See Amendment 003 – 5/26/2022	June 30, 2025
	Unit 2A See Amendment 004 – 3/23/2023	July 30, 2025
	Unit 2B See Amendment 004 – 3/23/2023	September 30, 2025
	Unit 3A See Amendment 005 – 6/19/2023	July 30, 2025
	Unit 5A See Amendment 008 –11/1/2023	November 30, 2025
	Unit 9A See Amendment 009 –11/1/2023	December 1, 2024
	Unit 3B See Amendment 012 - 4/3/2024	April 1, 2026
	Unit 9C See Amendment 014 –6/4/2024	~~June 2026~~ ~~November 15, 2024~~ See Amendment 019 - 10/8/2024 March 1, 2027 See Amendment 028 - 12/8/2025
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	August 30, 2025
	Unit 5B See Amendment 020 – 1/20/2025	January 2027
	Unit 6A See Amendment 023 – 7/14/2025	August 2027
	Unit 6B See Amendment 027 – 10/28/2025	December 2027
	Unit 9B See Amendment 031 –3/17/2026	December 2027

Percentage impervious area before construction per Unit:	Unit 1A	0%
	Unit 4	0%
	Unit 1B See Amendment 003 – 5/26/2022	0%
	Unit 2A See Amendment 004 – 3/23/2023	Single Family Residential: 0% Transportation: 0%
	Unit 2B See Amendment 004 – 3/23/2023	Single Family Residential: 0% Transportation: 0%
	Unit 3A See Amendment 005 – 6/19/2023	0%
	Unit 5A See Amendment 008 –11/1/2023	0%
	Unit 9A See Amendment 009 –11/1/2023	0%
	Unit 3B See Amendment 012 - 4/3/2024	0%
	Unit 9C See Amendment 014 –6/4/2024	0%
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	0%
	Unit 5B See Amendment 020 – 1/20/2025	0%
	Unit 6A See Amendment 023 – 7/14/2025	0%
	Unit 6B See Amendment 027 – 10/28/2025	0%
	Unit 9B See Amendment 031 –3/17/2026	0%

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<td>Percentage impervious area after construction per Unit:</td>
<td>
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<tr><td>Unit 1A</td><td>45.3%</td></tr>
<tr><td>Unit 4</td><td>38.3%
See Amendment 001 – 3/6/2022</td></tr>
<tr><td>Unit 1B
See Amendment 003 – 5/26/2022</td><td>20.8%</td></tr>
<tr><td>Unit 2A
See Amendment 004 – 3/23/2023</td><td>
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<tr><td>Single Family Residential</td><td>44.67%</td></tr>
<tr><td>Transportation</td><td>83.48%</td></tr>
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See Amendment 004 – 3/23/2023</td><td>
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<tr><td>Unit 3A
See Amendment 005 – 6/19/2023</td><td>59.93%</td></tr>
<tr><td>Unit 5A
See Amendment 008 –11/1/2023</td><td>15.84%</td></tr>
<tr><td>Unit 9A
See Amendment 009 –11/1/2023</td><td><s>51.22%</s>
39.8%
See amendment 022 – 5/16/2025</td></tr>
<tr><td>Unit 3B
See Amendment 012 - 4/3/2024</td><td>22.67%</td></tr>
<tr><td>Unit 9C
See Amendment 014 –6/4/2024</td><td><s>32.54%</s>
<s>31.94%</s>
See Amendment 019 - 10/8/2024
32.4%
See Amendment 029 - 12/8/2025</td></tr>
<tr><td>Unit 9A Stockpile
See Amendment 017 – 7/30/2024</td><td>0%</td></tr>
<tr><td>Unit 5B
See Amendment 020 – 1/20/2025</td><td><s>32.2%</s>
34.8%
See Amendment 024 - 8/1/2025</td></tr>
<tr><td>Unit 6A
See Amendment 023 – 7/14/2025</td><td>44.8%</td></tr>
<tr><td>Unit 6B
See Amendment 027 – 10/28/2025</td><td>43.7%</td></tr>
<tr><td>Unit 9B
See Amendment 031 –3/17/2026</td><td>42.74%</td></tr>
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Runoff coefficient before construction:	Unit 1A	.53 See Amendment 001 – 3/6/2022
	Unit 4	.49
	Unit 1B See Amendment 003 – 5/26/2022	.49
	Unit 2A See Amendment 004 – 3/23/2023	.49
	Unit 2B See Amendment 004 – 3/23/2023	.49
	Unit 3A See Amendment 005 – 6/19/2023	.49
	Unit 5A See Amendment 008 –11/1/2023	.49
	Unit 9A See Amendment 009 –11/1/2023	.49
	Unit 3B See Amendment 012 - 4/3/2024	.53
	Unit 9C See Amendment 014 –6/4/2024	.53
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	.49
	Unit 5B See Amendment 020 – 1/20/2025	.52
	Unit 6A See Amendment 023 – 7/14/2025	.55
	Unit 6B See Amendment 027 – 10/28/2025	0.52
	Unit 9B See Amendment 031 –3/17/2026	0.52

Runoff coefficient after construction:	Unit 1A	.72 See Amendment 001 – 3/6/2022
	Unit 4	.69
	Unit 1B See Amendment 003 – 5/26/2022	.72
	Unit 2A See Amendment 004 – 3/23/2023	.72
	Unit 2B See Amendment 004 – 3/23/2023	.72
	Unit 3A See Amendment 005 – 6/19/2023	.72
	Unit 5A See Amendment 008 –11/1/2023	.72
	Unit 9A See Amendment 009 –11/1/2023	.80
	Unit 3B See Amendment 012 - 4/3/2024	.72
	Unit 9C See Amendment 014 –6/4/2024	.80
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	.49
	Unit 5B See Amendment 020 – 1/20/2025	.72
	Unit 6A See Amendment 023 – 7/14/2025	.80
	Unit 6B See Amendment 027 – 10/28/2025	.80
	Unit 9B See Amendment 031 –3/17/2026	0.72

List the areas covered by this SWPPP and the associated disturbed acreage under Lennar's control per Unit:	Unit 1A	45.29 acres See Amendment 001 – 3/6/2022
	Unit 4	30.05 acres
	Unit 1B See Amendment 003 – 5/25/2022	38.01 acres
	Unit 2A See Amendment 004 – 3/23/2023	20.4 acres
	Unit 2B See Amendment 004 – 3/23/2023	9.17 acres
	Unit 3A See Amendment 005 – 6/19/2023	17.95 acre
	Unit 5A See Amendment 008 –11/1/2023	20.11 acres
	Unit 9A See Amendment 009 –11/1/2023	~~17.71 acres~~ 18.83 acres See amendment 022 – 5/16/2025
	Unit 3B See Amendment 012 - 4/3/2024	13.45 acres
	Unit 9C See Amendment 014 –6/4/2024	~~20.61 acres~~ ~~21.58 acres~~ See Amendment 015 – 6/12/2024 24.2 acres See Amendment 019 - 10/8/2024
	Unit 9A Stockpile See Amendment 017 – 7/30/2024	11.67 acres (In Unit 9A)
	Unit 5B See Amendment 020 – 1/20/2025	~~22.5 Acres~~ 29.3 Acres See Amendment 024 - 8/1/2025
	Unit 6A See Amendment 023 – 7/14/2025	39.7 acres
	Unit 6B See Amendment 027 – 10/28/2025	43.9 acres
	Unit 9B See Amendment 031 –3/17/2026	22.1 acres

Total acreage to be disturbed:	~~**196.3 Total Disturbed Acreage**~~ See Amendment 001 – 3/6/2022 See Amendment 003 – 5/26/2022 See Amendment 008 –11/1/2023 See Amendment 009 –11/1/2023 ~~**212.14 Total Disturbed Acreage**~~ See Amendment 012 - 4/3/2024 ~~**232.75 Total Disturbed Acreage**~~ See Amendment 014 –6/4/2024 ~~**233.72 Total Disturbed Acreage**~~ See Amendment 015 – 6/12/2024 ~~**236.34 Total Disturbed Acreage**~~ See Amendment 019 - 10/8/2024 ~~**258.84 Total Disturbed Acreage**~~ See Amendment 020 – 1/20/2025 ~~**259.96 Total Disturbed Acreage**~~ See Amendment 022 – 5/16/2025 ~~**299.66 Total Disturbed Acreage**~~ See Amendment 023 – 7/14/2025 ~~**306.46 Total Disturbed Acreage**~~ See Amendment 024 - 8/1/2025 ~~**350.36 Total Disturbed Acreage**~~ See Amendment 027 – 10/28/2025 See Amendment 029 – 2/2/2026 **353.76 Total Disturbed Acreage** See Amendment 031 –3/17/2026
Total project acres:	~~**200.87 acres**~~ See Amendment 008 –11/1/2023 See Amendment 009 –11/1/2023 ~~**228.07 acres**~~ See Amendment 012 - 4/3/2024 ~~**256.35 acres**~~ See Amendment 014 –6/4/2024 ~~**284.15 acres**~~ See Amendment 020 – 1/20/2025 ~~**323.82 acres**~~ See Amendment 023 – 7/14/2025 ~~**325.32 acres**~~ See Amendment 024 - 8/1/2025 ~~**366.22 acres**~~ See Amendment 027 – 10/28/2025 **387.3 acres** See Amendment 031 –3/17/2026
Will there be other operators conducting construction activity in this development?	☒**YES** ☐ **No**
Will there be other operators using this SWPPP?	☒**YES** ☐ **NO**

Support facility activities: List and describe all support activities that are dedicated to serving this project, including asphalt plants, concrete batch plants, borrow pits, or other activities supporting this construction site (N/A if not applicable); associated permits located in Appendix "F"	
Description:	N/A
Location:	N/A
Responsible Party:	N/A
Will this support facility activity be covered under Owner's TPDES Authorization number?	☐ **YES** ☐ **NO** ☐ **N/A**
If Yes, list the sections of the SWPPP that discuss BMPs associated with the support facility.	**N/A**
If No, enter the TPDES Authorization Number associated with this support activity?	**TXR15**
If No, describe the location of the SWPPP that covers the support facility activities	N/A

1.5 Sediment Basin

Sites With Drainage Areas of Ten or More Acres or meet City of San Antonio UDC Appendix H 4.3.9, whichever is more stringent.

Sedimentation Basin(s)

a) A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time. A sedimentation basin may be temporary or permanent and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization, if these flows are diverted around both the disturbed areas of the site and the sediment basin. Capacity calculations shall be included in the SWP3. Sedimentation basins must be designed for and appropriate for controlling runoff at the site and existing detention or retention ponds at the site may not be appropriate. See 2023 CGP Renewal Amendment
b) Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.
c) If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.
d) Unless infeasible, when discharging from sedimentation basins and impoundments, the permittee shall utilize outlet structures that withdraw water from the surface.

Sediment Basin Calculations:	
Will a sediment basin be used?	☐ YES ☒ NO, a sediment basin is not required. ☐ NO, it is infeasible to install a sediment basin.
If No, explain the reason(s) that it is not required or infeasible to install a sediment basin:	This development does not have a common drainage location that serves an area with ten (10) or more acres disturbed at one time.
If No, list the equivalent control measures that will be used:	N/A
If Yes, enter the following information and calculations *(repeat chart for each sediment basin used):*	
Basin Name or Location:	N/A
Total Service Area (acres) served by the drainage location. *Do not include offsite or stabilized areas if flows from these areas are diverted around the disturbed soil and the basin*:	N/A
Disturbed acreage served by the drainage location:	N/A
2-year, 24-hour storm event depth:	N/A
Basin Volume Capacity Calculations:	N/A
Required volume of basin (Calculated runoff from a 2-year, 24-hour storm event):	N/A
Provided volume of the Sediment Basin:	N/A

1.6 Soils, Slopes, Vegetation, and Drainage Patterns

Soil type(s):

WHITEWRIGHT SERIES

The Whitewright series consists of shallow to paralithic contact. These well drained soils formed in residuum derived from weakly cemented chalk and marl of Upper Cretaceous Age. These gently sloping to moderately steep soils are on convex ridges on dissected plains. Slopes are dominantly 4 to 10 percent, but range from 1 to 15 percent.

- A--0 to 13 cm (0 to 5 in); light brownish gray (10YR 6/2) silty clay loam, grayish brown (10YR 5/2) moist; moderate medium subangular blocky and granular structure; hard, friable; common medium and fine roots; few fine and medium pores; common wormcasts; few fragments of extremely weakly cemented chalk that are 2 mm to 10 mm in size; few strongly cemented fragments of calcite that are 5 to 15 mm across the long axis; calcium carbonate equivalent is about 60 percent; calcareous, moderately alkaline; clear smooth boundary.
- Bk--13 to 41 cm (5 to 16 in); very pale brown (10YR 7/3) silty clay loam, pale brown (10YR 6/3) moist; few medium distinct brownish yellow (10YR 6/6) mottles; moderate fine and medium subangular blocky structure; hard, friable; common fine and medium roots; few fine pores; common wormcasts; about 20 percent by volume of extremely weakly cemented platy fragments of chalk 5 to 20 mm across the long axis; most of the chalk fragments disintegrate upon moistening and gentle rubbing; few fine shell fragments; calcium carbonate equivalent is about 65 percent; few films and threads of calcium carbonate; calcareous, moderately alkaline; abrupt wavy boundary.
- Drainage class: Well;
- Permeability class: Moderate
- Runoff: low on slopes 1 to 5 percent and medium on slopes 5 to 15 percent

HOUSTON BLACK SERIES

The Houston Black series consists of very deep, moderately well drained, very slowly permeable soils that formed in clayey residuum derived from calcareous mudstone of Cretaceous Age. These nearly level to moderately sloping soils occur on interfluves and side slopes on upland ridges and plains on dissected plains. Slopes are mainly 1 to 3 percent but range from 0 to 8 percent.

- A--0 to 20 cm (0 to 8 in); very dark gray (10YR 3/1) clay, black (10YR 2/1), moist; moderate medium granular and moderate fine subangular blocky structure; extremely hard, very firm, very sticky, moderately plastic; fine roots throughout; very fine tubular pores; 5 percent distinct pressure faces on all faces of peds; 1 percent fine spherical weakly cemented iron-manganese concretions in matrix; 1 percent 2 to 5-mm shell fragments; 1 percent krotovinas; strong effervescence; moderately alkaline; clear wavy boundary.
- Bw--20 to 61 cm (8 to 24 in); very dark gray (10YR 3/1) clay, black (10YR 2/1), moist; moderate fine angular blocky and moderate very fine angular blocky parts to moderate fine wedge; extremely hard, very firm, very sticky, very plastic; fine roots throughout; very fine tubular pores; 5 percent distinct pressure faces on all faces of peds; 1 percent fine spherical weakly cemented iron-manganese concretions in matrix; strong effervescence; moderately alkaline; gradual wavy boundary.
- Moderately well drained. Permeability is very slow. Surface runoff is high on 0 to 1 percent slopes and very high on slopes greater than 1 percent. Water enters the soil rapidly when it is dry and cracked, and very slowly when it is moist.

LEWISVILLE SERIES

The Lewisville series consists of very deep, well drained, moderately permeable soils that formed in ancient loamy and clayey calcareous sediments. These upland soils have slopes of 0 to 10 percent.

- Ap--0 to 15 cm (0 to 6 in); dark grayish brown (10YR 4/2) silty clay; very dark grayish brown (10YR 3/2) moist; moderate very fine subangular blocky and granular structure; hard, friable; contains a few strongly cemented calcium carbonate concretions; calcareous; moderately alkaline; abrupt smooth boundary.
- A--15 to 41 cm (6 to 16 in); dark grayish brown (10YR 4/2) silty clay, very dark grayish brown (10YR 3/2) moist; moderate fine subangular blocky structure; hard, firm; few root channels; common strongly cemented calcium carbonate concretions about 2 to 5 mm in diameter; calcareous; moderately alkaline; gradual smooth boundary.
- Drainage class: Well;
- Permeability class: Moderate.
- Runoff: negligible on slopes less than 1 percent; low on slopes of 1 to 5 percent; and medium on slopes of 5 to 10 percent

ECKRANT SERIES

The Eckrant series consists of well drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock. These nearly level to very steep soils soils formed in residuum derived from limestoneand occur on summits, shoulders, and backslopes of ridges on dissected plateaus. Slope ranges from 1 to 60 percent.

- A1--0 to 10 cm (0 to 4 in); very dark gray (10YR 3/1) very cobbly clay, black (10YR 2/1) moist; moderate fine subangular blocky structure and moderate fine granular; very hard, firm; common fine roots; common fine pores; 20 percent limestone gravel; 15 percent limestone cobbles; very slightly effervescent; moderately alkaline; clear irregular boundary.
- A2--10 to 30 cm (4 to 12 in); very dark gray (10YR 3/1) very cobbly clay, black (10YR 2/1) moist; moderate fine subangular blocky and fine granular structure; very hard, firm; common fine roots; common fine pores; 20 percent limestone gravels; 35 percent limestone cobbles; very slightly effervescent; moderately alkaline; abrupt wavy boundary.
- Well drained. Permeability is moderately slow. Runoff is medium on 1 to 5 percent slopes, high on 5 to 20 percent slopes, and very high on 20 to 60 percent slopes.

BRACKETT SERIES

See Amendment 005 – 6/19/2023

The Brackett series consists of shallow to paralithic bedrock, well drained soils formed in residuum weathered from limestone of Cretaceous age, mainly from the Glen Rose formation. These nearly level to very steep soils are located on backslopes of ridges on dissected plateaus of the Edwards Plateau. Slopes are1 to 60 percent.

- A--0 to 15 cm (0 to 6 in); grayish brown (10YR 5/2) paragravelly clay loam, dark grayish brown (10YR 4/2) moist; moderate fine subangular blocky and granular structure; hard, friable; common fine roots; few masses and nodules of calcium carbonate; 15 percent weakly cemented limestone gravel; violently effervescent; moderately alkaline; clear smooth boundary.
- Bk--15 to 36 cm (6 to 14 in); light gray (10YR 7/2) paragravelly clay loam, light brownish gray (10YR 6/2) moist; moderate fine subangular blocky and granular structure; hard, friable; common fine roots; few masses and nodules of calcium carbonate; 20 percent weakly cemented limestone gravel; violently effervescent; moderately alkaline; clear wavy boundary.
- Well drained. Permeability is moderate. Permeability in the petrocalcic horizon is slow to very slow. Runoff is very low on 1 to 3 percent slopes, low on 3 to 5 percent slopes, and medium on 5 to 20 percent slopes and high on 20 to 60 percent slopes.

Unit(s)	Soil(s) Associated with Unit
Unit 1A	Whitewright, Houston, Lewisville, & Eckrant Series
Unit 4	Whitewright, Houston, Lewisville, & Eckrant Series
Unit 1B See Amendment 003 – 5/26/2022	Eckrant Series
Unit 2A See Amendment 004 – 3/23/2023	Whitewright, Houston, & Eckrant Series
Unit 2B See Amendment 004 – 3/23/2023	Houston & Eckrant Series
Unit 3A See Amendment 005 – 6/19/2023	Whitewright, Brackett, & Eckrant Series
Unit 5A See Amendment 008 –11/1/2023	Eckrant Series
Unit 9A See Amendment 009 –11/1/2023	Houston & Eckrant Series
Unit 3B See Amendment 012 - 4/3/2024	Whitewright & Eckrant Series
Unit 9C See Amendment 014 –6/4/2024	Eckrant Series
Unit 5B See Amendment 020 – 1/20/2025	Eckrant Series
Unit 6A See Amendment 023 – 7/14/2025	Eckrant Series
Unit 6B See Amendment 027 – 10/28/2025	Eckrant Series
Unit 9B See Amendment 031 –3/17/2026	Eckrant Series

Slopes:

Unit 1A	1 to 8%
Unit 4	1 to 8%
Unit 1B See Amendment 003 – 5/26/2022	1 to 8%
Unit 2A See Amendment 004 – 3/23/2023	1 to 8%
Unit 2B See Amendment 004 – 3/23/2023	1 to 8%
Unit 3A See Amendment 005 – 6/19/2023	1 to 8%
Unit 5A See Amendment 008 –11/1/2023	1% to 15%
Unit 9A See Amendment 009 –11/1/2023	1% to 8%
Unit 3B See Amendment 012 - 4/3/2024	1% to 8%
Unit 9C See Amendment 014 –6/4/2024	1% to 8%
Unit 5B See Amendment 020 – 1/20/2025	1% to 8%
Unit 6A See Amendment 023 – 7/14/2025	1% to 8%
Unit 6B See Amendment 027 – 10/28/2025	1% to 8%
Unit 9B See Amendment 031 –3/17/2026	1% to 8%

Vegetation: Existing vegetation on the site consists of native grasses and trees.

Description of drainage system:
The drainage system in this development consists of concrete streets, curbs, and gutters, which convey stormwater to storm sewer inlets, into the underground storm sewer system.

Unit 1A

Pre-construction Drainage Patterns:
Stormwater sheet flows over property that drains primarily towards the north and south (prior to grading).

Post-construction Drainage Patterns:
Stormwater from this Unit flows through the streets and gutters into curb inlets which outfalls at two outfalls along the northern perimeter and 1 on the southern perimeter for the Unit. The stormwater drains directly into the receiving waters which parallel each perimeter.

Run on is not anticipated.

Unit 4

Pre-construction Drainage Patterns:
Stormwater sheet flows over property that drains primarily towards the east and west (prior to grading).

Post-construction Drainage Patterns:
Stormwater from this Unit flows through the streets and gutters into curb inlets which outfalls at three outfalls along the eastern perimeter and 1 on the northern perimeter for the Unit. The stormwater drains directly into the receiving waters which parallel the east perimeter.

Run on is not anticipated.

Unit 1B

See Amendment 003 – 5/26/2022

Pre-construction Drainage Patterns:
Stormwater sheet flows over property that drains primarily towards the east and south (prior to grading).

Post-construction Drainage Patterns:
Stormwater from this Unit flows east through the streets and gutters into curb inlets which outfalls at 4 outfalls along the eastern perimeter and 3 on the southern perimeter for the Unit. The stormwater drains directly into the receiving waters which parallel the east perimeter.

Run on is not anticipated.

Unit 2A

See Amendment 004 – 3/23/2023

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the east and south (prior to grading).

Post-construction Drainage Patterns:

Stormwater from this Unit flows south and east through the streets and gutters into curb inlets which outfalls at 3 outfalls along the southern perimeter of the Unit. The stormwater drains directly into the receiving waters which parallel the east perimeter.

Run on is not anticipated.

Unit 2B

See Amendment 004 – 3/23/2023

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the east and west (prior to grading).

Post-construction Drainage Patterns:

Stormwater from this Unit flows through the streets and gutters into curb inlets which outfalls at 1 outfall along the western perimeter and 2 on the eastern perimeter for the Unit. The stormwater drains directly into the receiving waters which parallel the east perimeter.

Run on is not anticipated.

Unit 3A

See Amendment 005 – 6/19/2023

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the north and south (prior to grading).

Post-construction Drainage Patterns:

Stormwater from this Unit flows through the streets and gutters into curb inlets which outfalls at 1 outfall along the northern perimeter and 3 on the southern perimeter for the Unit. The stormwater drains directly into the receiving waters which parallel each perimeter.

Run on is not anticipated.

Unit 5A

See Amendment 008 –11/1/2023

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the north and south (prior to grading).

Post-construction Drainage Patterns:

Stormwater from the Western portion of the Unit is convey South through the streets to a drain inlet that transitions into a drainage channel and discharges along the Southern perimeter of the site and ultimately to the receiving waters.

Stormwater from the Eastern portion of the Unit is convey East through the streets to a drain inlet that transitions into a drainage channel and discharges along the Eastern perimeter of the site and ultimately to the receiving waters.

Run on is not anticipated.

Unit 9A

See Amendment 009 –11/1/2023

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the north and south (prior to grading).

Post-construction Drainage Patterns:

Stormwater from the Northern portion of the Unit is convey Northeast through the streets to a drain inlets to the underground storm sewer system and discharges from 2 outfall on the Eastern perimeter of the site and ultimately to the receiving waters.

Stormwater from the Southern portion of the Unit is convey Southwest through the streets to a drain inlet that transitions into a drainage channel and discharges along the Western perimeter of the site and ultimately to the receiving waters.

Run on is not anticipated.

Unit 3B

See Amendment 012 - 4/3/2024

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the South East (prior to grading).

Post-construction Drainage Patterns:

Stormwater from the Southern portion of this phase drains East then South and leaves the Phase at the Southern entrance of Pepperfell Way and on to Ladera Hills where it drains East to storm drain inlets and into the underground storm sewer system where it is immediately discharged into East Branch Big Sous Creek South East of the Phase.

Stormwater from the Northern portion of this phase drains East then North into a curb opening that discharges into a drainage channel that outfalls into East Branch Big Sous Creek at the North East corner of the phase.

Run on is anticipated from the West from Millbrook Unit 3A on Scooter Dam, Barnes Brook, and Orkney Wheel.

Unit 9C

See Amendment 014 –6/4/2024

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the Southeast (prior to grading).

Post-construction Drainage Patterns:

Stormwater from the North Western portion of the Unit drains North through the streets and discharges offsite at the Northern end of Venafro Rd & Wildcat Den.

Stormwater from the South Western portion of the Unit drains South through the streets and discharges offsite at the Southern end of Wildcat Den.

Stormwater from the South Eastern portion of the Unit drains South and East through the streets to a curb inlet into a drainage channel that discharges at the Southeast corner of the site.

Stormwater from the Eastern portion of the Unit drains centrally on Eye Way Dam to curb inlet that immediately discharge into the unnamed tributary that bisects the Unit.

Run On is anticipated to be captured via the engineered drainage channel that runs along the Western perimeter of the site.

Unit 5A

See Amendment 020 –1/20/2025

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the Southeast (prior to grading).

Post-construction Drainage Patterns:

Stormwater South Eastern portion of the site drains through the streets to a set of curb inlets on Buckeye Broom into the underground storm sewer system that outfalls from a headwall along the Southern perimeter of the Unit.

Stormwater South Western portion of the site drains through the streets to a set of curb inlets on Hoffman Way into the underground storm sewer system that outfalls from a headwall along the South/Southwest perimeter of the Unit.

Run on is not anticipated for this Unit.

Unit 6A

See Amendment 023 –7/14/2025

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the Southeast (prior to grading).

Post-construction Drainage Patterns:

Stormwater West and Central portion of the site drain through the streets to curb inlets into the underground storm sewer system that is conveyed South East and leaves the site at the end of Buckeye Brook an ties in with the existing storm sewer for Unit 5B.

Stormwater Eastern portion of the site drains East through the streets to a set of curb inlets at the corner of Lacey Brook and Maggies Mill into the underground storm sewer system that discharges from a headwall into the common area along the East perimeter that conveys it South East into a culvert that outfalls on the South East side of Lottlecote Way.

Run on is anticipated as sheet flow along the East and North perimeter of the stock pile area.

Unit 6B

See Amendment 027 –10/28/2025

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the Southeast (prior to grading).

Post-construction Drainage Patterns:

Stormwater the Eastern and Central portion of the site drain through the streets to curb inlets into underground storm sewer system and drainage channels, both of which convey the stormwater East and discharge from 4 outfall points along the East perimeter.

Stormwater Western portion of the site drains through the streets and West on Peyton Pass where it discharges via a drainage channel into undeveloped stabilized area that sheet flows South and outfalls at a conveyance point just North of Unit 9C.

Run on is anticipated as sheet flow along the North perimeter of the Unit.

Unit 9B

See Amendment 031 –3/17/2026

Pre-construction Drainage Patterns:

Stormwater sheet flows over property that drains primarily towards the South (prior to grading).

Post-construction Drainage Patterns:

Stormwater the Northern portion of the Unit drains centrally through the streets to curb inlets into the underground storm sewer system that is conveyed South and discharged from 1 headwall into a drainage channel in the middle portion of the site that drains South and ultimately outfalls on the South perimeter of the site.

Stormwater Southern portion of the Unit drains South through the streets and a drainage channel on the West perimeter to inlets into the underground storm sewer system that is conveyed East and discharged from 1 headwall at the Southern end of the centrally located drainage channel and ultimately outfalls on the South perimeter of the site.

Run on is captured via the drainage channel on the West perimeter and is conveyed into a protected area inlet

Floodplain:

Unit 1A	The northern and southern portion of the site are within the 100-year floodplain.
Unit 4	The western and eastern portion of the site are within the 100-year floodplain.
Unit 1B See Amendment 003 – 5/26/2022	The eastern portion of the site is within the 100-year floodplain.
Unit 2A See Amendment 004 – 3/23/2023	The western and southern portion of the site are within the 100-year floodplain.
Unit 2B See Amendment 004 – 3/23/2023	The western and southern portion of the site are within the 100-year floodplain.
Unit 3A See Amendment 005 – 6/19/2023	The western and eastern portion of the site are within the 100-year floodplain.
Unit 5A See Amendment 008 –11/1/2023	The Eastern and Northern portion of the site are within the 100-year floodplain.
Unit 9A See Amendment 009 –11/1/2023	Sanitary Sewer Easement that extends East of the site is in 100 year flood plain
Unit 3B See Amendment 012 - 4/3/2024	No portion of the site is within the 100-year floodplain.
Unit 9C See Amendment 014 –6/4/2024	No portion of the site is within the 100-year floodplain.
Unit 5B See Amendment 020 – 1/20/2025	No portion of the site is within the 100-year floodplain.
Unit 6A See Amendment 023 – 7/14/2025	No portion of the site is within the 100-year floodplain.
Unit 6B See Amendment 027 – 10/28/2025	No portion of the site is within the 100-year floodplain.
Unit 9B See Amendment 031 –3/17/2026	No portion of the site is within the 100-year floodplain

1.7 Receiving Waters / Impaired Waters / TMDL

Description of receiving waters:

The receiving water at or near the site that may be disturbed or may receive discharges from the disturbed areas of this development is: SegID: 1903 Medina River Below Medina Diversion Lake

Unit 1A & 4

Stormwater from the northern portion of the Unit discharges directly into Lucas Creek. Lucas Creek drains towards the southeast under SH 211, thought a Golf Course, existing residential developments, undeveloped pastureland, then into Medina River.

Stormwater from the southern portion of the Unit discharges directly into East Branch Big Sous Creek. East Branch Big Sous Creek drains towards the southeast under W US HWY 90, thought a residential land development, existing residential developments, undeveloped pastureland, then into Medina River.

Unit 1B, 2A, 2B, 3A, 6B

See Amendment 003 – 5/26/2022
See Amendment 004 – 3/23/2023
See Amendment 005 – 6/19/2023
See Amendment 027 – 10/28/2025

Stormwater from this Unit discharges directly into Lucas Creek. Lucas Creek drains towards the southeast under SH 211, thought a Golf Course, existing residential developments, undeveloped pastureland, then into Medina River.

SegID: 1903 Medina River Below Medina Diversion Lake is approximately 4.86 miles southeast of the project.

Unit 5A,3B 6A, 6B

See Amendment 008 –11/1/2023
See Amendment 012 - 4/3/2024
See Amendment 023 – 7/14/2025
See Amendment 027 – 10/28/2025

Stormwater from these Units discharges and drains directly into East Branch Big Sous Creek. East Branch Big Sous Creek drains towards the southeast under W US HWY 90, through a residential land development, existing residential developments, undeveloped pastureland, then into Medina River.

SegID: 1903 Medina River Below Medina Diversion Lake is approximately 5.38 miles southeast of the project.

Unit 9A, 9C, 5B, 6B, & 9B

See Amendment 009 –11/1/2023
See Amendment 014 –6/4/2024
See Amendment 020 – 1/20/2025
See Amendment 027 – 10/28/2025
See Amendment 031 – 3/17/2026

Stormwater from these Units is discharged and drains into an unnamed tributary. The Unnamed tributary drains Southeast and confluences with East Branch Big Sous Creek. The Eastern portion of this Unit drains directly into East Branch Big Sous Creek. East Branch Big Sous Creek drains towards the southeast under W US HWY 90, through a residential land development, existing residential developments, undeveloped pastureland, then into Medina River.

SegID: 1903 Medina River Below Medina Diversion Lake is approximately 6.18 miles southeast of the project.

Description of impaired waters:

Is the receiving water listed on the 2024 Texas Integrated Report Index of Water Quality Impairments?

☒ **YES** ☐ **NO**

If yes, the pollutants associated with the impaired water body are: Bacteria in water (Recreation Use)

Segment ID	Segment Name	AU ID	Parameter	Category	Carry Forward
1903	Medina River Below Medina Diversion Lake	1903_01	Bacteria in water (Recreation Use)	5c	N
		1903_02	Bacteria in water (Recreation Use)	5c	N
		1903_03	Bacteria in water (Recreation Use)	5c	N

Is the receiving water body a 303(d) listed water body?

☒ **YES** ☐ **NO**

If yes, the pollutants associated with the 303(d) water body are: Bacteria in water (Recreation Use)

Segment ID	Segment Name	AU ID	Impairment Description	Year First Listed	Impairment Category
1903	Medina River Below Medina Diversion Lake	1903_01	Bacteria in water (Recreation Use)	2010	5c
		1903_02	Bacteria in water (Recreation Use)	2010	5c
		1903_03	Bacteria in water (Recreation Use)	2010	5c

Total Maximum Daily Load (TMDL) Requirements

Does this receiving water(s) for this site have an existing TMDL and I-Plan?

☐**YES** ☒ **NO**

If yes, are additional BMPs required in order to be consistent with any applicable condition, goal, or requirement in the TMDL?

☐**YES**, the additional BMPs required include: _____

☐NO, the requirements of the Construction General Permit, and the BMPs listed in this SWPPP are adequate to be consistent with the TMDL.

☒ N/A

Does the receiving water(s) for this site have a TMDL under development?

☐**YES** ☒ **NO**

Waterbody Name	Waterbody ID	Most Current Data Available	Location	Map	Waterbody Type	Size	Unit	Status	State TMDL Development Status
Medina River Below Medina Diversion Lake	TX-1903_02	2014	From 5 Mi Upstream Of San Antonio River To 1.5 Mi Upstream Of Leon Creek	Waterbody Map	Freshwater Stream	4.3	Miles	Impaired	TMDL needed

1.8 Endangered or Threatened Species

Are there any endangered or threatened species and critical habitats that will be impacted by construction activity at the site?

☐ **Yes** ☒ **No**

If yes, describe the species and/or critical habitat (per information provided by the developer) and any BMPs applicable to protecting critical habitat: N/A

1.9 Historic Preservation

Are there any historic sites that will be impacted by construction activity at the site?

☐ **YES** ☒ **NO**

Describe how this determination was made: National Registration of Historic Places

If yes, describe the location of the historic site in relation to the construction site:

If yes, are additional BMPs required in order to minimize impacts to the historical site by construction activity at this site?

☐ **YES** Additional BMPs required:

☒ **NO,** the requirements of the Construction General Permit, and the BMPs listed in this SWPPP are adequate to minimize impacts.

1.10 Applicable Federal, Tribal, State or Local Programs

Tribal: This site is not located in an area where separate Tribal Requirements may apply. Therefore, no additional stormwater management controls are required to minimize the effects of stormwater runoff to affected areas. There are no Tribal properties that fall under the Tribal Requirements for the State of Texas.

Local Regulations-Municipal Separate Storm Sewer System (MS4) Operator:
The following local regulations, ordinances and requirements have been included for reference and are not intended to be enforceable by federal governments but may be enforceable by state governments. (Local Qualified or State Delegated Programs). The local requirements are provided herein to assist in maintaining the SWPPPs consistency with local requirements for soil and erosion control and stormwater management. These local requirements will be updated to include changes or additional requirements during the period of coverage under the CGP. Copies of the applicable ordinances or local regulations are included in Appendix "M" of this SWPPP. The complete ordinances can be found on the respective regulatory agency's website.

The site is located in the Bexar County MS4.

The following sections of the Bexar County Code of Ordinances were taken into consideration in the development of this SWPPP:

Bexar County Regulations For Storm Water Pollution Prevention

Part II. E. 3 (d) of the TXR150000 Construction General Permit requires that all primary operators must (1) provide a copy of the signed NOI to the operator of any MS4 receiving the discharge, and (2) list in the SWPPP the names and addresses of all MS4 operators receiving a copy. The TCEQ Notice of Intent for each operator for this site shall be submitted to the MS4 at the mailing address or email address below. A copy of the cover letter and return receipt or printed email correspondence is located under Appendix "D": NOI/NOC/NOT.

Land Development projects must apply and obtain a Bexar County SWPPP Permit and Bexar County Post Construction Permit prior to commencement of construction activities. A copy of the Land Development SWPPP must be submitted along with a Permit Application to the Bexar County Storm Water Team for review and approval.
Copies of these permits are included in Appendix M.

MS4 ADDRESS:
Bexar County
Infrastructure Services Department
1948 Probandt
San Antonio, TX 78214
(210) 335-6700
swq@bexar.org; zaid.subhi@bexar.org

1.11 Site Features and Sensitive Areas to be Protected

See Amendment 012 - 4/3/2024

Sensitive areas located on site that must be protected include:
Lucas Branch run along the perimeter of the Units.
East Branch Big Sous Creek run along the perimeter of the Unit 5A & 3B.

Description of measures to protect these features: Install Reinforced Silt Fence with Sensitive Area Fencing along the downgradient limits of construction that are adjacent to the unnamed tributary.

Edwards Aquifer:

Does site discharge to the Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Does site discharge to the Edwards Aquifer Contributing Zone: ☐ Yes ☒ No

If yes, a copy of the Edwards Aquifer Protection Plan (EAPP), which may include a Water Pollution Abatement Plan (WPAP) or a Contributing Zone Plan (CZP) will be kept onsite and the approval letter will be placed in Appendix "L".

This SWPPP includes all provisions and BMPs necessary to meet the requirements of the EAPP for this development.

For discharges located within ten stream miles upstream of the Edwards Aquifer recharge zone, applicants shall also submit a copy of the NOI to the appropriate TCEQ regional office.

Counties: Comal, Bexar, Medina, Uvalde, and Kinney
Contact: TCEQ Water Program Manager
San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
(210) 490-3096

Counties: Williamson, Travis, and Hays
Contact: TCEQ Water Program Manager
Austin Regional Office
12100 Park 35 Circle
Room 179, Building A
Austin, Texas 78753
(512) 339-2929

1.12 Potential Sources of Pollution

Table #1: Potential sources of sediment to stormwater runoff (Check if pollutant applies to site):

- ☒ Installation of Sediment and Erosion Controls
- ☒ Vehicle Tracking
- ☒ Grading Operations
- ☒ Exposed Soils and Slopes
- ☒ Import/Export Operations
- ☒ Utility Excavation Operations
- ☒ Landscaping Operations
- ☒ Topsoil Stripping and Stockpiling
- ☒ Fine Grading of Lots
- ☐ Other:

Table #2: Construction Activities associated with Pollutants: (Check if pollutant applies to site and update the list as necessary):

	Activity Type	Pollutant	Visually Observable
Soil Disturbance:			
☒	Clear & Grub	Sediment and organics	Cloudy to opaque
☒	Remove and Re-compact	Sediment	Cloudy to opaque
☒	Fine Grading	Sediment	Cloudy to opaque
☒	Trenching	Sediment	Cloudy to opaque
☒	Stockpiling	Sediment	Cloudy to opaque
Asphalt:			
☒	Street Construction	Hydrocarbons	Oily sheen
☒	Street Improvements	Hydrocarbons	Oily sheen
☒	Street Demolition	Hydrocarbons	Oily sheen
Concrete Laden Liquid:			
☒	Curb & Gutter	pH	Cloudy to Milky
☒	Sidewalks	pH	Cloudy to Milky
☒	Foundations	pH	Cloudy to Milky
☒	Driveways	pH	Cloudy to Milky
☒	Medians	pH	Cloudy to Milky
☐	Stuccoing	pH	Cloudy to Milky
☒	Grouting	pH	Cloudy to Milky
☒	Washouts/Clean up	pH	Cloudy to Milky
General:			
☐	Framing	Sawdust	Yes
☐	Painting	Paint (when wet)	Yes
☐	Dry Walling	Gypsum/Joint Compound	Yes
☐	Tiling	Ceramic dust	Yes
☐	Cabinet Building/Installing	Sawdust	Yes
☐	Plumbing	PVC Glue (when wet)/Plastic	Yes
☐	Wiring/Electrical Utilities	Copper/Plastic/Metals	Yes
☐	Heating/Air Conditioning	Sheet metal/fiberglass wool	Yes
☒	Landscaping	Containers/mulch/soil	Yes

	Equipment Type		Equipment Type
☒	Backhoe loader(s)	☒	Fork & Rough-terrain lifts (Pettibone)
☒	Water truck(s)	☒	Generator(s)
☒	Scraper(s)	☒	Concrete boom pumps
☒	Loader(s)	☒	Concrete pumps
☒	Bull dozer(s)	☒	Asphalt planer / grinder
☒	Motor-grader	☒	Asphalt paving machine
☒	Excavator(s) / Track hoe(s)	☒	Street striping equipment
☒	Dump trucks (10-wheel)	☒	Building material delivery trucks
☒	Belly/Bottom dumps (tractor/trailer)	☒	Personal cars and light trucks
☒	Tractor: skip loader	☒	Waste hauling trucks
☒	Skid steer loaders (Bobcat)	☒	Trencher(s)
☒	Concrete delivery trucks	☐	Stucco/Plaster spray pumps
☒	Portable concrete mixers	☐	Spray paint equipment (airless)
☒	Compaction equipment	☐	Other

Table #3: Potential Construction Site Pollutants (Check if pollutant applies to site):

YES	Pollutant	Constituent	Visually Observable	Typical Location
Asphalt Products				
☒	Hot Asphalt	Hydrocarbons- liquid or solid	Yes- Black material, Rainbow surface Brown suspension	Streets, Material storage
☒	Asphalt Emulsion	Hydrocarbons- liquid or solid	Yes- Black material, Rainbow surface Brown suspension	Streets, Material storage
☐	Cold Mix	Hydrocarbons- liquid or solid	Yes- Black material, Rainbow surface Brown suspension	Streets, Material storage
☐	Crumb Rubber	Hydrocarbons- liquid or solid	Yes- Black material, Rainbow surface Brown suspension	Streets, Material storage
☐	Asphalt Concrete	Hydrocarbons- liquid or solid	Yes- Black material, Rainbow surface Brown suspension	Streets, Material storage

YES	Pollutant	Constituent	Visually Observable	Typical Location
Cleaning Products				
☒	Detergents	Suds, foam, froth	Yes	All areas
☒	Solvents	VOC, SVOC	No	Staging areas, Material Storage
☒	Acids	Acids, - pH	No	All areas
☒	Bleaches	Residual Chlorine	No	Material Storage
☒	TSP	Phosphate	No	Material Storage
Vehicle				
☒	Batteries	Sulfuric acid, Lead, pH	No	Staging, streets, and material storage areas
☒	Diesel Fuel	Petroleum distillates, naphthalene, xylene	Yes- Sheen/Stain	Staging, streets, and material storage areas
☒	Gasoline	Benzene, toluene, xylene, MTBE	Yes- Sheen/Stain	Staging, streets, and material storage areas
☒	Hydraulic Oil	Mineral oil, trace additives	Yes- Sheen/Stain	Staging, streets, and material storage areas
☒	Engine Oil	Mineral oil, additives, combustion byproducts	Yes- Sheen/Stain	Staging, streets, and material storage areas
☒	Transmission Oil	Mineral oil, trace additives	Yes- Sheen/Stain	Staging, streets, and material storage areas
☒	Engine Coolant	Ethylene and propylene glycol, heavy metals	Yes- Green/red liquid/stain	Staging, streets, and material storage areas
☒	Grease	Petroleum hydrocarbons	Yes- Sheen/Stain	Staging, streets, and material storage areas
☐	Kerosene	Petroleum hydrocarbons	Yes- Sheen/Stain	Staging, streets, and material storage areas
Landscaping and Other Products				
☒	Fertilizer-in-organic	Nitrate, Phosphate, Organic Nitrogen, Potassium	No	Material storage area Landscaping Activities
☒	Fertilizers organic	TOC, Nitrate, Organic Nitrogen, COD	No	Material storage area Landscaping Activities
☒	Lime	Alkalinity, pH	No	Material storage area Landscaping Activities
☒	Pesticide	Check lab for specific pesticide	No	Material storage area Landscaping activities
☒	Herbicide	Check lab for specific herbicide	No	Material storage area Landscaping activities
☒	Natural Earth	Sand, Gravel, and Top Soil	Yes- Cloudiness and turbidity	Material storage area Landscaping Activities
Portland Concrete Cement and Masonry Products				
☒	Concrete (wet)	Fly cash, heavy metals, Portland cement	Yes- White solid, milky liquid	Streets & building pads
☒	Concrete coring slurry	Turbidity and pH	Yes- Gray liquid	Streets
☒	Concrete sawing slurry	Turbidity and pH	Yes- Gray liquid	Streets
☒	Portland Cement (PCC)	Aluminum calcium iron oxide, calcium sulfate pH	Yes -Gray powder	Material Storage Areas, Streets
☒	Sealant	Methyl Methacrylate, Cobalt, Zinc	No	Material Storage Areas, Streets

YES	Pollutant	Constituent	Visually Observable	Typical Location
☒	Concrete rinse water	pH	Yes- Milky liquid	Streets, Drainage Structures, Concrete Truck Washout, Concrete Rinse Water
☒	Masonry Products	pH, Alkalinity	No	Material Storage Areas, Streets
☒	Curing Compounds	Glass Oxide, urea extended phenol	Yes- Creamy white	Material Storage Areas, Streets
☒	Non-pigmented curing compounds	Acidity, alkalinity, pH, VOC, SVOC	No	Material Storage Areas, Streets
☒	Grout	Silica sand, Portland cement	Yes- White powder	Landscaping Activities
☐	Drywall joint compound	Pigment, vinyl acetate	Yes- White putty	
Painting Products				
☒	Paint	Ethylene glycol, titanium oxide, VOC	Yes- Colored liquid	Material Storage Area, Railings, Streets
☒	Paint strippers	VOC, SVOC	No	Material Storage Area
☒	Lacquers, Varnish, Enamels, Turpentine	COD, VOC, SVOC	No	Material Storage Area
☒	Thinners	VOC, COD	No	Material Storage Area
☒	Sealers	Diacetone alcohol, COD	No	Material Storage Area, Streets
☒	Solvents	COD, VOC, SVOC	NO	Material Storage Area, Streets
Soil Amendments/Stabilization Products				
☒	Polymer/copolymer	BOD, COD, DOC, Nitrate, Sulfate, Nickel	No	Landscaping Activities, Material Storage, runoff from treated areas
☒	Straw/mulch	Solids	Yes	Landscaping Activities, material storage, runoff from treated areas
☒	Lignon Sulfonate	Alkalinity, TDS	No	Landscaping Activities, material storage, runoff from treated areas
☒	Psyllium	COD, TOC	No	Landscaping Activities, material storage, runoff from treated areas
☒	Guar/Plant Gums	COD.TOC, Nickel	No	Landscaping Activities, material storage, runoff from treated areas
☒	Gypsum	Ph, Calcium. Sulfate, Aluminum, Barium, Manganese, Vanadium	No	Landscaping Activities, material storage, runoff from treated areas

Dust Palliative Products				
☒		Salts (Magnesium Chloride, Calcium Chloride, and natural Brines)	No	All areas
Treated Wood Products				
☒	Wolmanized Natural Select™ (Copper Azole), Preserve and NatureWood® (ACQ), MicroPro™, Smart Sense™ (MCQ), and Advance Guard® (Borate).)	**Copper,** Arsenic, Zinc, Chromium	No	Material Storage
☒	Creosote	Rainbow Surface or Brown Suspension	Yes	All areas
Other Pollutants				
☒	Adhesives	Cod, **Phenols**, SVOC	No	Material Storage
☒	Animal Waste	Solids	Yes	All areas
☒	Human Sanitary Waste	Solids & Liquids	Yes	Sanitation Facilities (portable toilets)
☒	Hydro-testing/flushing	Chlorine, turbidity	Chlorine is not visible	All areas
☒	Sediment	Soil, Turbidity, dust	Yes- Muddy, dusty,	All areas
☒	Vegetation	Organic matter	Yes	All areas
☒	Solid Waste	Floatable and blowable trash and debris	Yes	All areas
☐	Tile	Solids	Yes	Material Storage Areas
☒	Contaminated Soils	Petroleum	Yes- rainbow surface, sheen and odor	All areas
☒	Portable Toilet Waste	Bacteria, organic waste, disinfectant	Yes, colored liquid and solids	Staging areas & all construction areas
☐	Historic Land Use contaminants (if applicable)			

1.13 Allowable Non-Stormwater Discharges

The non-stormwater discharges that are authorized by the Construction General Permit TXR150000 are as follows:

- Discharges from emergency fire-fighting activities (emergency fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, and similar activities) See 2023 CGP Renewal Amendment
- Uncontaminated fire hydrant flushings (excluding discharges of hyperchlorinated water, unless the water is first de-chlorinated and discharges are not expected to adversely affect aquatic life), which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants (uncontaminated fire hydrant flushings do not include systems utilizing reclaimed wastewater as a source water);
- Water from the routine washing of vehicles, the external portion of buildings or structures, and pavement, where detergents and soaps are not used and where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed; and if local state, or federal regulations are applicable, the materials are removed according to those regulations), where pressure washing is not conducted, and where the purpose is to remove mud, dirt, or dust;
- Water used to control dust;
- Potable water sources including waterline flushings (excluding discharges of hyper-chlorinated water, unless the water is first de-chlorinated and discharges are not expected to adversely affect aquatic life);
- Uncontaminated air conditioning condensate;
- Uncontaminated ground water or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents; and Lawn watering and similar irrigation drainage.

The allowable non-stormwater discharges that may occur at this site and the associated BMPs are as follows: (Refer to Section 2 for specific BMP specification sheets)

Potable Water Sources

BMP Description: Do not allow hoses or irrigation lines to run unchecked. Shut off water or use a nozzle to stop the flow of water when not needed. Maintain back of curb protection and inlet protection as the best management practice to control the discharge of pollutants.	
Responsible Staff	The General Contractor managing the potable water source is responsible to implement BMPs for potable water sources.

Fire Hydrant Flushings

BMP Description: Fire hydrant and water line flushings will be directed away from disturbed soil, allowed to flow along the paved curb and gutter system, and toward storm sewer inlets with inlet protection in place. (See BMP S8 – S8.4) The water being discharged from water line flushings typically does not contain chlorine at levels above that which are safe for drinking, therefore de-chlorination would not typically be necessary. If disinfection by hyperchlorination is necessary, however, the water line flushings will be de-chlorinated by either injecting sodium dioxide (de-chlor) into the water line near the discharge point, or by mixing sodium dioxide in powder form at the discharge location. De-chlorinating the water line flushings is the responsibility of the General Contractor / Operator conducting the water line flushing.	
Responsible Staff	The General Contractor conducting the hydrant flushing is responsible to implement BMPs.

Water from the routine washing of the external portion of buildings or structures, and pavement

BMP Description: Surfaces to be washed will be scraped or broomed clean prior to applying water. The minimum amount of water will be used to minimize the non-stormwater discharges. Wash water will be directed to adequate sediment controls, such as vegetated areas, inlet protection, silt fences, rock berms, or sediment ponds. (See BMPs EC4, S1, S3, S5, S6, S7, S8 – S8-4, PC2)

Responsible Staff:	The General Contractor or subcontractor conducting the washing of buildings, structures or pavement is responsible to implement BMPs.

Water used to control dust

BMP Description: Water for dust control will be applied at the minimum rate to adequately control fugitive dust while minimizing runoff, and will be conducted in a location with vegetated buffers or adequate sediment controls, such as silt fences, rock berms, or a sediment pond, are in place down-stream. (BMP NS2)

Responsible Staff:	The General Contractor or subcontractor conducting the construction activity or with operational control of the area where dust control measures are being implemented.

Uncontaminated ground water or spring water

BMP Description: If necessary, ground water will be discharged using one or more of several BMPs prior to discharge including using a water pump gravity bag filter, discharging to a large vegetated area, directing discharges to in-place sediment controls such as vegetated buffers, silt fences, rock berms, or to a sediment pond. (BMP PC2)

Responsible Staff:	The General Contractor or subcontractor conducting the dewatering is responsible to implement BMPs.

Lawn watering and similar irrigation drainage

BMP Description: Lawn watering and similar irrigation will be conducted in a manner to minimize overspray onto paved or concrete surfaces. The time and volume of water applied will be limited so as to provide sufficient infiltration, but to minimize erosion.

Responsible Staff:	The General Contractor or subcontractor conducting the irrigation is responsible to implement BMPs.

All practicable efforts shall be made to minimize or eliminate non-stormwater discharges. Onsite representatives of each operator shall observe the development for non-stormwater discharges and activities with a potential to cause a non-stormwater discharge as part of their routine day-to-day activities and implement measures to minimize impacts to stormwater by having the discharges directed to sediment and erosion control structures prior to discharge.

The Operator that generates the non-stormwater discharge or the potential for a non-stormwater discharge is responsible for implementation, maintenance, and management of the appropriate controls associated with the discharge.

1.14 Prohibited Discharges

The following discharges are prohibited:

(a) Wastewater from wash out of concrete trucks, unless managed by appropriate controls;

(b) Wastewater from wash out and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(c) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and

(d) Soaps or solvents used in vehicle and equipment washing.

(e) Toxic or hazardous substances from a spill or other release.

(f) Cement slurry from concrete saw cutting activities[

1.15 Past Land Uses

This site has primarily been used for agricultural purposes.

Are there any known contaminates on site from previous land uses or operations?

☐ **Yes** ☒ **No**

1.16 Amendments to the SWPPP

The project site and activities are dynamic and continually undergoing change. The very nature of construction is to transform one set of conditions into another and does this through on-going changes. As such, the storm water pollution prevention plan must be flexible and evolve with the project. As conditions change and necessitate the need for SWPPP revisions, the SWPPP will be updated and amended by the SWPPP preparer to address these changes.

The SWPPP must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWPPP must be completed within 7 calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWPPP and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

The SWPPP must be modified when:

- A change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants and that has not be previously addressed in the SWPPP;
- Changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs;
- Result of inspections or investigations by site operators, operators of a municipal separate storm sewer system (MS4) receiving the discharge, authorized TCEQ personnel, or federal, state or local agency approving sediment and erosion plans indicate the SWPPP is proving ineffective in eliminating or significantly minimizing pollutants in discharges authorized under this general permit.
- The permittee receives written notice of changes applicable to protecting surface water resources in sediment and erosion control site plans or site permits, stormwater management site plans, or site permits approved by state or local officials.

Amendments to the SWPPP will be ordered by Lennar Homes of Texas Land and Construction, Ltd., prepared by the SWPPP preparer listed in Section 1.1, documented on the amendment form; and tracked on the amendment log both contained in Appendix “E”. The forms are to be filled out completely, documenting the reason for the amendment and how it modifies current conditions. The amendment form shall be signed in accordance with 30 TAC §305.144 (relating to Signatories to Reports), or by a Duly Authorized Representative (DAR) pursuant to 30 TAC §305.128. See Section 4.4 for a list of the delegated Duly Authorized Representatives (DARs) and Appendix “I” for copies of the Delegation of Signatory form authorizing the DAR to sign documents. See 2023 CGP Renewal Amendment

When making an amendment to the SWPPP document:

1. Add a very brief description of the amendment to the Amendment Log and assign an amendment number.
2. Cross out the old information in the SWPPP that is being amended (do not throw anything away).
3. Make the necessary change by writing in the new information, inserting the new page(s), adding the revised text/chart.
4. Label the changes with the corresponding amendment number and a brief description of what changed.
5. Complete the amendment form documenting the reason for the amendment and how it modifies SWPPP. Include the amendment number on the amendment form.
6. Place the amendment form and any associated documents in the applicable sections of the SWPPP.
7. If an entire page has been replaced with a new page through amendment, cross out the old page and place it in Appendix “O.” Appendix “O” contains pages of the SWPPP that have been replaced through amendments. These pages are not current and are included for reference only.

SECTION 2: BEST MANAGEMENT PRACTICES

This section describes practices that will be implemented to minimize or control potential pollutants in stormwater discharges and the timing of their installation. Best Management Practices (BMPs) may either be structural or nonstructural in nature. Structural BMPs are physical measures designed to minimize impacts to stormwater runoff by functioning mechanically to minimize erosion, sediment, and pollutant discharges. These erosion and sediment controls may be temporarily used during construction only and removed after stabilization has been achieved, or they may be permanent, designed to remain in place after construction is complete. Nonstructural BMPs are processes and practices implemented to minimize the potential for pollutant discharge during and after construction. This SWPPP is designed to implement an effective combination of both structural and nonstructural BMPs to minimize impacts to stormwater runoff during construction activities.

Construction Activity and BMP Description

Listed below are the major construction activities for each project, the BMPs associated with each activity, and the general timing of their implementation. The dates of major grading activities, specific timing for each construction activity will be identified on the "BMP Tracking Map" in Appendix "B".

The operator responsible for implementing each BMP will be identified on the "Operator Information and Responsibilities" form for the associated construction activity in Appendix "G": Additional Operator Information and Responsibilities

Sequence of Major Land Development Activities

Unit 1A - Land Development Construction Activities			
No.	**Sequence of Construction Activities**	**Estimated Start Date**	**Duration (in Days)**
1.	Clearing and grubbing the entire site	Complete	
2.	Rough grade of lots and street.	Complete	
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	Complete	
4.	Installation of pavement base material, concrete curb and asphalt pavement	Complete	
5.	Landscape/Hardscape/Sidewalks/Monuments	7/4/2023	90

Unit 4 - Land Development Construction Activities

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	Complete	
2.	Rough grade of drainage channel, lots, and street.	Complete	
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	Complete	
4.	Installation of pavement base material, concrete curb and asphalt pavement	3/3/2023	50
5.	Landscape/Hardscape/Sidewalks/Monuments	NA	NA

Unit 1B - Land Development Construction Activities

See Amendment 003 – 5/26/2022

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	4/15/23	21
2.	Rough grade of drainage channel, lots, and street.	5/15/23	30
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	6/15/23	90
4.	Installation of pavement base material, concrete curb and asphalt pavement	9/15/23	45
5.	Landscape/Hardscape/Sidewalks/Monuments	10/3/2023	30

Unit 2A - Land Development Construction Activities

See Amendment 004 – 3/23/2023

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	7/15/2023	21
2.	Rough grade of lots and street.	8/7/2023	30
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	9/7/2023	90
4.	Installation of pavement base material, concrete curb and asphalt pavement	12/7/2023	45
5.	Landscape/Hardscape/Sidewalks/Monuments	1/23/2024	30

Unit 2B - Land Development Construction Activities

See Amendment 004 – 3/23/2023

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	10/15/2023	21
2.	Rough grade of lots and street.	11/7/2023	30
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	12/7/2023	90
4.	Installation of pavement base material, concrete curb and asphalt pavement	3/7/2024	45
5.	Landscape/Hardscape/Sidewalks/Monuments	4/21/2024	30

Unit 3A - Land Development Construction Activities

See Amendment 005 – 6/19/2023

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	7/1/2023	60
2.	Rough grade of lots and street.	9/1/2023	90
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	12/1/2023	120
4.	Installation of pavement base material, concrete curb and asphalt pavement	4/1/2024	60
5.	Landscape/Hardscape/Sidewalks/Monuments	6/1/2024	60

Unit 5A - Land Development Construction Activities

See Amendment 008 –11/1/2023

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	7/15/2024	60
2.	Rough grade of drainage channel, lots, and street.	9/15/2024	90
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	12/15/2024	120
4.	Installation of pavement base material, concrete curb and asphalt pavement	4/15/2025	60
5.	Landscape/Hardscape/Sidewalks/Monuments	6/15/2025	60

Unit 9A - Land Development Construction Activities

See Amendment 009 –11/1/2023

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	8/1/2024	60
2.	Rough grade of drainage channel, lots, and street.	10/1/2024	90
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	1/1/2025	120
4.	Installation of pavement base material, concrete curb and asphalt pavement	5/1/2025	60
5.	Landscape/Hardscape/Sidewalks/Monuments	7/1/2025	60

Unit 3B - Land Development Construction Activities

See Amendment 012 - 4/3/2024

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	5/1/24	60
2.	Rough grade of drainage channel, lots, and street.	7/1/24	90
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	10/1/24	90
4.	Installation of pavement base material, concrete curb and asphalt pavement	1/1/25	90
5.	Landscape/Hardscape/Sidewalks/Monuments	4/1/25	30

Unit 9C - Land Development Construction Activities

See Amendment 014 –6/4/2024

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	TBD	TBD
2.	Rough grade of drainage channel, lots, and street.	TBD	TBD
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	TBD	TBD
4.	Installation of pavement base material, concrete curb and asphalt pavement	TBD	TBD
5.	Landscape/Hardscape/Sidewalks/Monuments	TBD	TBD

Unit 9A Stockpile

See Amendment 017 – 7/30/2024

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Stockpiling soils use for fill for future phases	TBD	TBD
2.	Temporary Stabilization	TBD	TBD

Unit 5B - Land Development Construction Activities

See Amendment 020 – 1/20/2025

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and grubbing the entire site	TBD	TBD
2.	Rough grade of lots and street.	TBD	TBD
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	TBD	TBD
4.	Installation of pavement base material, concrete curb and asphalt pavement	TBD	TBD
5.	Landscape/Hardscape/Sidewalks/Monuments	TBD	TBD

Unit 6A - Land Development Construction Activities

See Amendment 023 –7/14/2025

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and Grubbing Unit 6A and Stockpile Area	TBD	TBD
2.	Rough grade of drainage channel, lots, and street.	TBD	TBD
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	TBD	TBD
4.	Installation of pavement base material, concrete curb and asphalt pavement	TBD	TBD
5.	Landscape/Hardscape/Sidewalks/Monuments	TBD	TBD

Unit 6B - Land Development Construction Activities

See Amendment 027 –10/28/2025

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and Grubbing Unit 6B and Future Area	TBD	TBD
2.	Rough grade of drainage channel, lots, and street.	TBD	TBD
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	TBD	TBD
4.	Installation of pavement base material, concrete curb and asphalt pavement	TBD	TBD
5.	Landscape/Hardscape/Sidewalks/Monuments	TBD	TBD

Unit 9B - Land Development Construction Activities

See Amendment 027 –10/28/2025

No.	Sequence of Construction Activities	Estimated Start Date	Duration (in Days)
1.	Clearing and Grubbing Unit 9B and Stockpile Area	TBD	TBD
2.	Rough grade of drainage channel, lots, and street.	TBD	TBD
3.	Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	TBD	TBD
4.	Installation of pavement base material, concrete curb and asphalt pavement	TBD	TBD
5.	Landscape/Hardscape/Sidewalks/Monuments	TBD	TBD

The General Contractor will file a Notice of Termination after all the above work is complete. Lennar activities will continue under this permit number for home building purposes.

General timing of installation of associated BMPs:

The items below apply to all construction activities, shall be installed or maintained prior to commencing construction, and apply at all times from initial mobilization onto the development through acceptance of the Notice of Termination.

1. Conduct pre-construction meeting with General Contractor / Operator responsible for this construction activity and assign SWPPP responsibility. (See "Operator Responsibilities" page that corresponds to the General Contractor / Operator's construction activity in Appendix "G")
2. Established equipment and material storage area (BMP M2)
3. Install orange protection fencing and mark trees to be preserved in areas identified on the site map. (Sections 1.7 & 1.8 if applicable, 1.10, & BMP S11)
4. Cleaning, washing or maintenance of construction equipment or vehicles is not allowed on site. (BMPs M1 & M2)
5. Minimize tracking of sediment offsite and provide street cleaning as necessary (BMP Ns4)
6. Prevent and manage spills of stored substances per the spill response plan. (Section 3.1 & BMPs M1 & M2) Keep a spill kit on site during land development.
7. Install and maintain temporary sanitary facilities (portable toilets) for workforce on dirt and away from water courses and inlets. (BMP WM2)
8. Install and maintain trash and debris containment, such as dumpsters, trash pens, or barrels. (BMP WM3)
9. Minimize the exposure of waste materials to storm water. If the waste containers have lids, the lids must be closed at the end of each workday. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, the container should be covered to minimize exposure of waste to precipitation. Appropriate methods include the use of a tarp, plastic sheeting, temporary roof, placing waste in a location with a roof such as inside the garage of a home, or a similarly effective means to minimize discharge of a waste stream, such as providing secondary containment. Install and maintain equipment and material storage areas where materials will be stored on disturbed soils. (BMPs M1 & M2)
10. Provide dust control. (BMP NS2)
11. Prevent discharges from waste disposal containers to the stormwater drainage system or receiving water.(BMP WM3)
12. Conduct proper equipment and vehicle fueling and maintenance procedures. (BMP F)
13. When making saw-cuts in pavement, use as little water as possible. Contain the slurry by placing sand or gravel bags downgradient of the sawcut activity or around the downgradient inlets. before the liquid evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site. (BMP WM4)
14. Implement material handling BMPs for all hazardous and non-hazardous materials being used. (BMP M1)
15. Implement measures to control all non-stormwater discharges during construction.
16. Implement spill prevention and control BMPs. (Section 3.1)
17. Properly manage and contain trash and waste material at all times (WM1, WM3)
18. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC1 – EC7)

Unit 1A Land Development – BMP Implementation

Clearing and grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of lots and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points per plan (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
6. Implement BMPs for dewatering operations if applicable. (BMP NS4)
7. Perform earthwork on lots and streets.
8. Minimize soil compaction in post-construction pervious areas unless infeasible.
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 4 Land Development – BMP Implementation

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 1B Land Development – BMP Implementation

See Amendment 003 – 5/26/2022

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 2A Land Development – BMP Implementation

See Amendment 004 – 3/23/2023

Clearing and grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Preserve native topsoil at the site, unless infeasible.
5. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
6. Begin clearing vegetation and trees.
7. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
8. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
9. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
10. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of lots and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points per plan (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
6. Implement BMPs for dewatering operations if applicable. (BMP NS4)
7. Perform earthwork on lots and streets.
8. Minimize soil compaction in post-construction pervious areas unless infeasible.
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 2B Land Development – BMP Implementation

See Amendment 004 – 3/23/2023

Clearing and grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Preserve native topsoil at the site, unless infeasible.
5. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
6. Begin clearing vegetation and trees.
7. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
8. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
9. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
10. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of lots and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points per plan (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
6. Implement BMPs for dewatering operations if applicable. (BMP NS4)
7. Perform earthwork on lots and streets.
8. Minimize soil compaction in post-construction pervious areas unless infeasible.
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 3A Land Development – BMP Implementation

See Amendment 005 – 6/19/2023

Clearing and grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Preserve native topsoil at the site, unless infeasible.
5. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
6. Begin clearing vegetation and trees.
7. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
8. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
9. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
10. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of lots and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points per plan (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
6. Implement BMPs for dewatering operations if applicable. (BMP NS4)
7. Perform earthwork on lots and streets.
8. Minimize soil compaction in post-construction pervious areas unless infeasible.
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 5A Land Development – BMP Implementation

See Amendment 008 –11/1/2023

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 9A Land Development – BMP Implementation

See Amendment 009 –11/1/2023

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 3B Land Development – BMP Implementation

See Amendment 012 - 4/3/2024

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 9C Land Development – BMP Implementation

See Amendment 014 –6/4/2024

Clearing and Grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 9A Stockpile – BMP Implementation

See Amendment 017 – 7/30/2024

Stockpiling soils use for fill for future phases

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1)
4. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)

Temporary Stabilization

1. Establish temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2 – EC3)
2. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.
3. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity, or may be removed after stabilization is achieved.

Unit 5B Land Development – BMP Implementation

See Amendment 020 – 1/20/2025

Clearing and grubbing the entire site

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Preserve native topsoil at the site, unless infeasible.
5. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
6. Begin clearing vegetation and trees.
7. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
8. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
9. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
10. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of lots and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points per plan (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
6. Implement BMPs for dewatering operations if applicable. (BMP NS4)
7. Perform earthwork on lots and streets.
8. Minimize soil compaction in post-construction pervious areas unless infeasible.
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 6A Land Development – BMP Implementation

See Amendment 023 –7/14/2025

Clearing and Grubbing Unit 6A and Stockpile Area

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 6B Land Development – BMP Implementation

See Amendment 027 –10/28/2025

Clearing and Grubbing Unit 6B and Future Area

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

Unit 9B Land Development – BMP Implementation

See Amendment 031 –3/17/2026

Clearing and Grubbing Unit 9B and Stockpile Area

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Install temporary culvert crossing when crossing tributaries. (BMP S10)
5. Preserve native topsoil at the site, unless infeasible.
6. Begin overall site clearing, grubbing and topsoil stripping and stockpiling.
7. Begin clearing vegetation and trees.
8. Establish topsoil stockpiles and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days. (BMP M3)
9. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
10. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up-gradient areas are stabilized.
11. Temporary erosion and sediment controls may remain in place for use during subsequent construction activity or may be removed after stabilization is achieved.

Rough Grade of Drainage Channels / Swales, lots, and street.

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. If not already cleared, clear only enough areas to install the first set of erosion and sediment controls required for the specific construction activity.
3. Install or verify previous installation of perimeter silt fences downgradient of construction activity on areas indicated on the site map. (BMP S1) Areas needing maintenance are identified on the regular SWPPP inspection. (Section 4)
4. Construct Drainage Channels / Swales using borrow and fill locations as indicated on the site map. (BMP S6 - Drainage Channels or Swales)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points of Drainage Channels / Swales (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install slope protection on final graded slopes of Drainage Channels / Swales (BMP EC4 - Erosion Control Blanket (i.e. “Curlex”)
7. Install velocity dissipation devices at outfall of Drainage Channels.
8. If concrete is being installed, establish concrete washout area per the concrete washout specification (BMP S9).
9. Implement BMPs for dewatering operations if applicable. (BMP NS4)
10. Perform earthwork on lots and streets.
11. Minimize soil compaction in post-construction pervious areas unless infeasible.
12. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)
13. Install stockpile containment as needed (BMP M3) and stabilize with erosion controls if activity will cease on the stockpile for more than 14 days.

Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)

1. Install and/or Maintain Stabilized Construction Exits for the site. (BMP S4)
2. Avoid excavation of trenches and stockpiling of material during inclement weather, schedule construction accordingly.
3. Implement BMPs for dewatering operations. (BMP NS4)
4. Install concrete washout area per the Concrete Washout Specification. (BMP S9)
5. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to headwall construction (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
6. Install water distribution system, sanitary sewer collection system, storm sewer collection system.
7. Install inlet protection once inlet boxes are installed and connected. (BMPs S8, S8-1, S8-2)
8. Install dry utilities such as electrical, phone, and communications on lots.
9. Backfill areas of utility installation to subgrade.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. (BMPs EC2)

Installation of pavement base material, concrete curb and asphalt pavement

1. Locate storm sewer inlets and verify Stage 1 inlet protection. (BMPs S8, S8-1, S8-2)
2. Lay first course of road base material and perform proof roll. Use material delivery BMPs.
3. If not already installed, install concrete washout area per the Concrete Washout Specification. (BMP S9)
4. Install Gravel Bag Berm / Rock Berms / Check Dams at down gradient discharge points prior to starting bridge construction. (BMP S15 - Gravel Bag Berm / BMP S7 - Rock Berms / Check Dams)
5. Install concrete curb and back fill the lots to the curb.
6. Lay second course of road base material and roll to final grade.
7. Lay asphalt pavement.
8. Install back of curb protection and curb inlet protection (BMPs S1, S8). If temporary access to the lots is needed, install Culex buffer (S3)
9. Spread topsoil from stockpiles in landscape areas and finished lots.
10. Initiate temporary or permanent stabilization on all areas where construction activity will cease for at least 14 days. Hydraulic Mulch right of ways (BMP EC3) & Broadcast seed on finished lots (BMP EC2)
11. All temporary erosion and sediment controls are to remain in place or be replaced with an alternative control until the up gradient areas are stabilized.

Landscape/Hardscape/Sidewalks/Monuments

1. Verify existing installation of perimeter controls such as silt fences or straw wattles and inlet protection and re-install or maintain as needed.
2. Locate storm sewer inlets and establish inlet protection if not already established. (BMP S8) Clear areas to be landscaped of temporary erosion controls as needed.
3. Install concrete washout area per the concrete washout specification. (BMP S9)
4. Install hardscape, sidewalks, landscape and irrigation in common areas.
5. Initiate permanent stabilization on all areas where construction activity will cease for at least 14 days. If applicable, install non trenched erosion control at back of curb in newly landscaped areas. (BMP EC6 Sod)
6. Remove temporary erosion and sediment controls when vegetation is established.

General Contractor(s) to File Notice of Termination upon completion of work

1. All disturbed soils/areas shall be stabilized in accordance with CGP and SWPPP requirements.
2. Remove silt fence in common areas once vegetative final stabilization has been established.
3. Remove inlet protection from inlets in common areas and reserves where all upstream areas have been stabilized.
4. Certain temporary erosion and sediment control BMPs such as perimeter silt fence on lots and inlet protection on nearby curb inlets will remain in place after stabilization and after the lots have been purchased by homebuilders or transferred to Lennar's homebuilding department. *Homebuilders that purchase lots, including Lennar's homebuilding department, are responsible for compliance with the CGP for areas of their work. Upon purchase, the homebuilders are required obtain permit coverage, develop and implement a SWPPP, install and maintain BMPs for their work, install and maintain inlet protection for inlets they discharge into, clean the streets of track out generated by homebuilding operations in accordance with the CGP.*
5. All construction materials and debris will be removed from the site.
6. All underground drainage structures will be clean and working at full capacity.
7. Remove all other temporary erosion and sediment control BMPs and if applicable stabilize any areas that permanent stabilization measures did not establish well enough to meet NOT requirements.
8. Maintenance schedules for the applicable Post Construction BMPs are to be delivered to the permitting agency or the Home Owners Association, whichever the case may be.
9. General Contractor to close out work area in the MS4 Storm Water Quality Permit or provide documentation of turning control of the BMP maintenance to Lennar prior to filing a NOT.[Z
10. General Contractor to file NOT in accordance with the CGP.
11. Lennar Homes of Texas Land and Construction, Ltd. Stormwater Permit will carry over to the homebuilding SWP3 and will cover all areas owned by Lennar Homes.

GOOD HOUSEKEEPING BMPs

M1 Material Handling

BMP Description:

The purpose of this BMP is to prevent or reduce the discharge of pollutants to the storm sewer system or watercourses from material use onsite. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge

Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

Chemicals will be stored in their original containers with the labels intact for proper identification.

Safety Data Sheets (Available by calling the 3E Company at 800-451-8346) and original labels for products used or stored at the site will be retained as they contain important storage, handling, and disposal information.

Dispose of latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths, when thoroughly dry and are no longer hazardous, with other construction debris.

Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses, or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused should be disposed of as hazardous waste. When thoroughly dry, latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths should be disposed of as solid waste.

Do not clean out brushes or rinse paint containers into the dirt, street, gutter, storm drain, or stream. “Paint out” brushes as much as possible. Rinse water-based paints to the sanitary sewer where permitted, or into a concrete washout pit or temporary sediment trap. Filter and reuse thinners and solvents. Dispose of excess oil-based paints and sludge as hazardous waste.

Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures. Clean up and properly dispose of all spills immediately.

Construction materials will be used according to the manufacturer’s recommendation for proper use and disposal.

Equipment and Construction materials delivery drivers will exit the site through the stabilized construction exit so as to minimize offsite sediment tracking. Any sediment tracked offsite will be cleaned as soon as practicable so as to minimize impacts to stormwater.

During landscaping, fertilizers and pesticides will not be applied just before or during a storm event. Such landscape chemicals will be applied in the minimum amount recommended by the manufacturer. Fertilizers will be worked into the soil to minimize contact with stormwater.

Installation Schedule:	Whenever construction materials are being used onsite.
Installation, Maintenance and Inspection:	Inspect every 7 days. Material storage areas will be kept clean and organized. Perimeter controls, containment structures, covers, and liners will be repaired or replaced as needed to maintain proper function.
Responsible Staff:	The General Contractor / Operator will implement material handling BMPs for the materials they are using.
Location:	Wherever materials are being handled or used.

M2 Material and Equipment Storage and Staging Area

BMP Description:

Construction equipment and construction materials will be stored at the combined material and equipment staging area. A large container may be used to store small tools, parts or other construction material. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use). All hazardous or regulated waste materials such as oil filters, petroleum products, paint and equipment maintenance fluids will be stored in sealed containers under cover within the staging area.

Installation Schedule:	Grade the material and equipment storage and staging area prior to storing materials. Complete the installation before any infrastructure is constructed at the site. Maintain until final demobilization of equipment.
Installation, Maintenance and Inspection:	Inspect every 7 days. Staging areas will be kept clean and organized. Perimeter controls, containment structures, covers, and liners will be repaired or replaced as needed to maintain proper function.
Responsible Staff:	The General Contractor / Operator will implement material and equipment storage and staging BMPs from initial mobilization to final demobilization.
Location:	At a location with relative easy access and in proximity to the construction entrance to facilitate delivery of materials. If staging area is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.

M3 Stockpile Management

BMP Description:

If soil, sediment, and aggregate is stockpiled for more than one day or has the potential to discharge pollutants, the stockpile must be managed properly so as to minimize discharges of sediment or other pollutants. This is done by implementing control measures such as silt fence or wattles around the stockpile, or by placing the stockpile where offsite stormwater discharges from the stockpile are minimized.

Installation Schedule:	Make plans for stockpile placement and install perimeter controls (if applicable) prior to stockpiling soil or sediment. If protection from wind is needed, cover, or contain the stockpile whenever it is not actively being accessed.
Installation, Maintenance and Inspection:	Protect from contact with stormwater (including run-on) using a temporary sediment barrier such as silt fence, straw wattles, or a sand bag sediment barrier. Where practicable, provide cover or appropriate temporary stabilization to avoid direct contact with precipitation or to minimize sediment discharge. Do not hose down or sweep soil or accumulated sediment on pavement into any stormwater conveyance (unless connected to a sediment basin or similar control), storm drain inlet, or surface water. Contain and securely protect from wind during windy conditions. Inspect every 7 days for the presence of proper stockpile management practices.
Responsible Staff:	The General Contractor / Operator who generated the stockpile is responsible for installation and maintenance of stockpile management BMPs.
Location:	Whenever possible, locate stockpiles behind existing sediment controls, outside of any natural vegetated buffers. If Stockpile is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.

WM1 Waste Management

BMP Description:

Large volumes of debris and trash are often generated at construction sites, including packaging, pallets, wood waste, personal trash, scrap material, and a variety of other wastes. Debris and trash management is used to minimize floatables and other wastes in stormwater. By controlling the trash and debris onsite, stormwater quality is improved and the need for extensive clean up upon completion of the project is reduced. The site will be routinely patrolled for regular trash and debris collection. Once collected, the waste will be stored in trash containers as described below. When full, the containers will be emptied and the trash hauled to an approved off site landfill. To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks, and ditch lines should be a priority.

Minimize the exposure of construction wastes, trash, sanitary waste and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

Waste generation will be minimized by purchasing only the amount of material estimated as necessary for the application, and where practicable, using all of a product prior to disposal of the container. If disposal is necessary for excess product, the manufacturer's recommendations or local or state regulations for proper disposal will be followed.

Disposal of concrete truck wash outs, stucco wastes, masonry wastes, surplus concrete, drum water, or paint washout will be limited to the designated concrete washout areas.

All liquid waste, including hazardous and regulated waste generated on site will be stored under cover, in leak proof and appropriately labeled containers to await proper disposal by licensed disposal companies. The sub-contractor that generated the hazardous or regulated waste is responsible for its disposal.Minimize the discharge of pollutants from equipment washing. Wash waters must be contained onsite in a designated area and prevented from discharging offsite.

Place an adequate number of portable toilets in relative proximity to where workers are present.

Installation Schedule:	Verify that activity–based BMPs are in place prior to the commencement of associated activities.
Installation, Maintenance and Inspection:	Inspect waste storage and disposal areas during regular weekly, pre-rain event, extended event, and post rain event inspections. Arrange for regular waste collection.
Responsible Staff:	The General Contractor is responsible for waste management BMPs for the associated construction activity including disposal of solid and liquid waste.
Location:	Locate waste storage areas, washouts, and receptacles away from the street or stormwater conveyances. If waste management containment is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.

WM2 Portable Toilet Facilities

BMP Description:

The objective of sanitary waste management is to provide for collection and disposal of sanitary waste in a manner that minimizes the exposure to precipitation and stormwater. This is most often accomplished by providing portable facilities for construction site workers.

Installation Schedule:	Place portable toilets at the beginning of construction, before workers are present and maintain until final demobilization.
Installation, Maintenance and Inspection:	Inspected every 7 days for proper location placement and evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets. Portable toilets shall be maintained by independent contractor on their recommended guidelines. Portable Toilets shall be placed on level ground and maintained regularly. When high winds are expected, portable toilets shall be anchored or otherwise secured to prevent them from being blown over.
Responsible Staff:	The General Contractor / Operator will be responsible for placing, maintaining, and removing portable toilet facilities for their construction activities.
Location:	Sanitary facilities shall be placed a minimum of 50 feet away from storm drain inlets, conveyance channels or surface waters. If unable to meet the 50 foot requirement due to site configuration, portable toilets shall be a minimum of 20 feet away from storm drain inlets, conveyance channels or surface waters and secondary containment shall be provided in case of spills. Once streets have been paved, place portable toilets on the lot in the front of the homesite, behind the back of curb controls. Portable toilet facilities must be positioned so that they are secure and will not be tipped or knocked over, and so that they are located away from surface water and stormwater inlets or conveyances. They should be located on a level permeable area at least 6 feet from streets/gutters or other conveyances and 20 feet away from storm drain inlets, unless infeasible. See 2023 CGP Renewal Amendment

WM3 Trash Containment

BMP Description:

Waste materials will be collected and contained in trash pens, trash barrels, metal dumpsters in the staging area or as determined by the general contractor. .Minimize the exposure of waste materials to storm water. If the containers have lids, the lids must be closed at the end of each work day. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, the container should be covered to minimize exposure of waste to precipitation. Appropriate methods include the use of a tarp, plastic sheeting, temporary roof, placing waste in a location with a roof such as inside the garage of a home, or a similarly effective means to minimize discharge of a waste stream, such as providing secondary containment.

Installation Schedule:	Install trash containers after initial mobilization, once the staging area has been established. Maintain until construction activities are complete.
Installation, Maintenance and Inspection:	Inspect every 7 days for the presence of functional waste containers such as pens, trash barrels or metal dumpsters and for uncontained blowable or floatable trash or debris. Police the construction area and surrounding areas daily and collect all blowable or floatable construction debris, trash and litter in containers. Containers shall be located at least 10 feet away from storm sewer inlets and waterways and up gradient of sediment controls. No construction waste materials will be buried on site. Empty the container when debris reaches the capacity of the container or sooner. Wastes must be cleaned up immediately if containers overflow. See 2023 CGP Renewal Amendment
Responsible Staff:	The General Contractor / Operator will be responsible for collecting, containing and disposing or trash, and for placing, maintaining, and removing trash containers for their construction activities.
Location:	The location shall be determined by the General Contractor / Operator, but should be located in proximity to the location where trash and debris are being generated. Locations will be indicated on the site map. If trash containment is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.

WM5 Concrete Sawcutting Waste Management

Sawcutting of concrete pavement is a routine practice used to control shrinkage cracking immediately following placement of plastic concrete. It is also used to remove curb sections and pavement sections for pavement repairs, utility trenches, and driveways. Sawcutting for joints involves sawing a narrow, shallow grove in the concrete, while sawcutting for removals is usually done full depth through the slab. Water is used to control saw blade temperature and to flush the detritus from the sawed groove. The objective of concrete sawcutting waste management is to prevent the resulting slurry of process water and fine particles with its high pH from becoming a water pollutant.

BMP Description:

Concrete sawcutting waste management is applicable on construction activities where sawcutting is part of the work, regardless of the size of the total area disturbed. It is also applicable on repair and maintenance projects that may not be required to implement erosion and sediment controls.

Concrete sawcutting waste management is based on the proper collection and disposal of the slurry and cuttings.

***Installation Schedule*:**	Whenever sawcutting of concrete on streets, curbs, or alleys is occurring.
Installation, Maintenance, and Inspection:	**Slurry Collection** • During sawcutting operations, the slurry and cuttings shall be recovered and not be allowed to discharge from the site. • If the pavement to be cut is near a storm drain inlet, the inlet shall be blocked by sandbags or equivalent temporary measures to prevent the slurry from entering the inlet. Remove the sandbags immediately after completing sawcutting operations, so they do not cause drainage problems during storm events. • The slurry and cuttings shall not be allowed to remain on the pavement to dry out. **Slurry Disposal** • Develop pre-determined, safe slurry disposal areas. • Collected slurry and cuttings should be immediately hauled from the site for disposal at a waste facility. If this is not possible, the slurry and cuttings shall be discharged into onsite containment. • The onsite containment may be an excavated or bermed pit lined with plastic that is a minimum of 10 millimeters thick. Refer to S6 Concrete Washout Area for additional design criteria and an example schematic. If the project includes placement of new concrete, slurry from sawcutting may be disposed of in facilities designated for the washout of concrete trucks instead constructing a separate containment. • The containment shall be located a minimum of 50 feet away from inlets, swales, drainage ways, channels, and other waters, if the site configuration provides sufficient space to do so. In no case shall the collection area be closer than 20 feet from inlets, swales, drainage ways, channels and other waters. • Several, portable, pre-fabricated, concrete washout, collection basins are commercially available and are an acceptable alternative to an onsite containment pit. • Remove waste concrete when the containment is half full. Always maintain a minimum of one-foot freeboard. • Onsite evaporation of slurry water and recycling of the concrete waste is the preferred disposal method. When this is not feasible, discharge

	from the collection area shall only be allowed if a passive treatment system is used to remove the fines. Criteria are in Section 3.7 Passive Treatment System. Mechanical mixing is required in the collection area. The pH must be tested, and discharge is allowed only if the pH does not exceed 8.0. The pH may be lowered by adding sulfuric acid to the slurry water. Dewatering of the collection area after treatment shall follow the criteria NS5 Dewatering Operations. • Care shall be exercised when treating the slurry water for discharge. Monitoring must be implemented to verify that discharges from the collection area do not violate groundwater or surface water quality standards. • Geotextile fabrics such as those used for silt fence should not be used to control sawcutting waste, since the grain size is significantly smaller than the apparent opening size of the fabric. • Use waste and recycling haulers and facilities approved by the local municipality. Concrete sawcutting waste management measures should be inspected regularly (at least as often as required by the TPDES Construction General Permit). Project personnel should inspect the operations to assure that operators are diligent in controlling the water produced by the sawcutting activities. Pavement should be inspected each day after operations to ensure that waste removal has been adequately performed. Residual waste should be cleaned. Reinforce proper procedures with workers. Inspect the collection area for signs of unauthorized discharges. Repair containment area as needed. Remove sediment and fines when the collection area volume is reduced by 50 percent.
Responsible Staff:	Saw Cutting Trade Partner and Lennar Homes
Location:	Where cutting of concrete is occurring.

WM6 Sensitive Area / Orange Safety Fence / Construction Debris Fence

BMP Description:
It is advantageous to promote the protection of watersheds, surface waters, and sensitive areas within the areas of SWP3 control while providing secondary containment for floatable and blowable construction debris and litter.

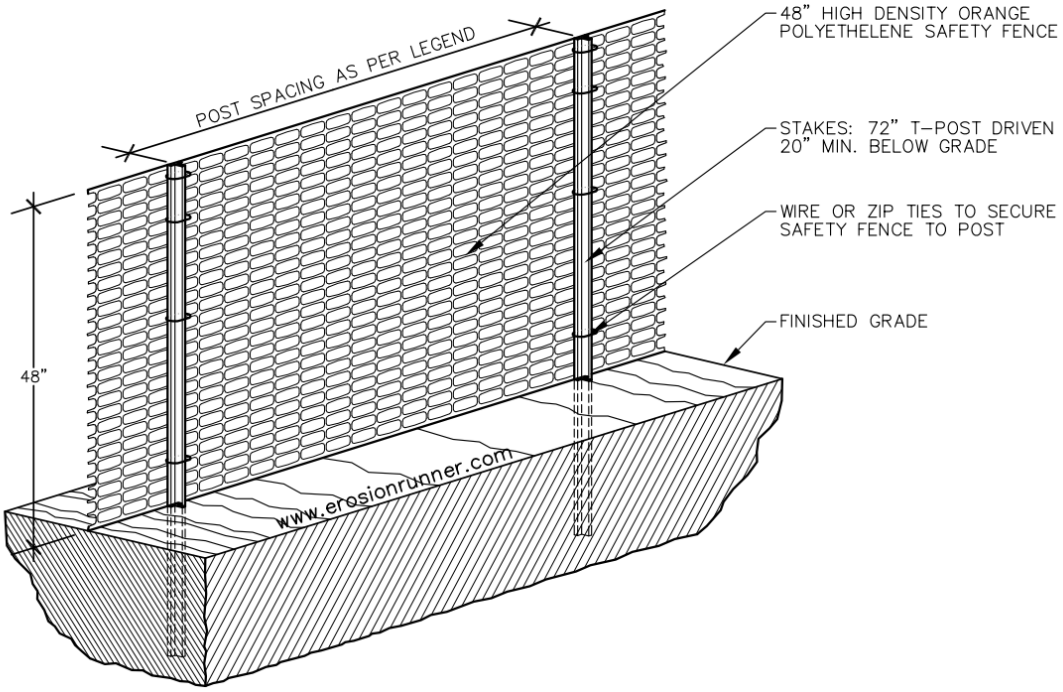
- Limits the movement of personnel, vehicles, and equipment, to only specific, predetermined areas necessary for ingress/egress and for performing the work. This minimizes disruption of the site, maximizes the preservation of existing vegetation, and reduces the potential for soil erosion or compaction.
- Protecting sensitive areas, such as water bodies or newly seeded areas.
- Preventing unnecessary, unauthorized, or inadvertent access by people, vehicles, and equipment, to structural BMPs or other prohibited areas of the construction site.
- Using barriers for confining construction activities, debris, and liter to specific, predetermined locations at a given construction site reduces the potential for soil erosion, by minimizing the area of disturbance.

Installation Schedule:	Sensitive Area / Orange Safety Fence / Construction Debris Fence should be in place before any excavation or grading is begun, should be kept in good repair for the duration of construction activities, and should be the last items removed during the final cleanup after the completion of the construction activity.
Installation, Maintenance and Inspection:	Inspect every 7 days for fence damage. Inspect for the presence of Sensitive Area / Orange Safety Fence / Construction Debris Fence where necessary to protect preserved areas. Repair or replace any Sensitive Area / Orange Safety Fence / Construction Debris Fence that has been damaged or removed.
Responsible Staff:	The General Contractor is responsible for installing Sensitive Area / Orange Safety Fence / Construction Debris Fence
Location:	Property lines adjacent to watersheds, surface waters, and sensitive areas within the areas of SWP3 control and any area where secondary containment of floatable and blowable construction debris and litter is needed. Locations will be indicated on the site map(s).

48" Safety Fence, 72" T-Posts

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



F Proper Equipment and Vehicle Fueling and Maintenance Procedures

BMP Description:
Several types of vehicles and equipment will be used onsite throughout construction, including delivery trucks and trailers, water trucks, tractors, dozers, trackhoes, scrapers, cement mixers, trenchers, excavators and skid-steers. All major equipment / vehicle maintenance will be performed offsite and only minor equipment maintenance will occur onsite. All equipment fluids generated from maintenance activities will be disposed of into designated drums or sealed containers, labeled accordingly, stored in secondary containment such as spill trays and hauled offsite to an appropriate disposal facility. Where possible, vehicles and equipment will be stored over an impervious surface, away from stormwater conveyances, to facilitate cleanup of potential leaks or spills and minimize contact with stormwater. Conduct equipment and vehicle maintenance on level ground over impervious secondary containment such as drip pans, polyethylene sheeting, or equivalent. Vehicles and equipment used on site will be monitored and maintained to prevent leaks from occurring.

NOTE: NO EQUIPMENT OR VEHICLE WASHING IS ALLOWED ON THE JOBSITE.

Installation Schedule:	Implement fueling and maintenance practices whenever equipment is onsite.
Installation, Maintenance and Inspection:	The construction areas and equipment storage areas will be inspected during the regular BMP inspection for the evidence of proper equipment fueling and maintenance procedures. Leaks will be repaired immediately, or the leaky vehicle or equipment will be removed from the site. Keep ample supply of spill-cleanup materials onsite. Clean up all spills immediately.
Responsible Staff:	The General Contractor / Operator is responsible for implementing proper equipment and vehicle fueling and maintenance for their own equipment or vehicles.
Location:	At the designated material and equipment storage and staging area. Locations will be indicated on the site maps. If staging area is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.

Non-Structural Erosion and Sediment Controls

This section describes the non-structural BMPs that will be implemented onsite. Nonstructural BMPs are processes and practices implemented to minimize the potential for pollutant discharge during construction

NS1 Non-Structural Erosion and Sediment Controls

Construction activity will be phased allowing vegetation to remain in place until necessary to remove it for construction to proceed. Areas are not to be disturbed until it is necessary for construction to proceed.

Disturbed areas are to be temporarily or permanently stabilized as soon as practicable after construction is complete.

Whenever possible, vegetated buffers will be preserved around the area of construction activity so as to minimize impacts to stormwater runoff.

Materials and equipment should not be delivered during rain events or extremely wet conditions. Monitor weather conditions and forecasts to schedule material and equipment deliveries to occur before anticipated rain events.

If sediment enters the street, storm drain system, or stormwater management basins, accumulations will be removed at a frequency to minimize negative effects and prior to the next rain event, if possible.

NS2 Dust Control

BMP Description:
The purpose of dust control is to prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site impacts are likely without treatment. Dust can be controlled by using one or more of the following methods.

- Irrigation by water sprinkling
- Mulches bound with natural or chemical binders.
- Temporary Vegetative cover
- Sprayed-on adhesives on mineral soils
- Tillage to roughen surface and bring clods to the surface

Installation Schedule:	Implement dust control methods immediately whenever dust can be observed blowing or there is a potential for dust to blow on the site.
Installation, Maintenance and Inspection:	The site shall be inspected daily by personnel provided by the General Contractor / Operator conducting the construction activity, and every 7 days by the BMP inspector for the need to implement dust control. Areas where dust control has been applied will be inspected for potential runoff or offsite tracking of sediment.
Responsible Staff:	The General Contractor / Operator will be responsible for implementing dust control BMPs for their construction activities.
Location:	Applicable to all disturbed areas of the development

NS3 Vegetated Buffer Strips

BMP Description:
A vegetated buffer strip is a continuous strip of land that is either left vegetated with native plant community intact or has been temporarily planted, sodded, or seeded. A vegetated sediment filter strip is not considered stabilized unless the perennial vegetative cover is uniform (evenly distributed without large bare areas) and has a density of at least 70 percent of the natural cover of the native vegetation. The purpose of this BMP is to reduce stormwater runoff velocity as it passes through the vegetated strip and filter out sediment and coarse debris from bare ground of construction areas. Vegetated buffers prevent erosion, trap sediment, filter runoff, provide public access, enhance the site amenities, and function as a floodplain during high water periods. They also provide a pervious strip along a shoreline to accept sheet flow from developed areas and help minimize the adverse impacts of runoff

Installation Schedule:	Vegetated Buffer Strips should be allocated and preserved prior to commencement of construction and remain in place throughout the construction activity.
Installation Maintenance and Inspection:	The site will be inspected every 7 days for the presence and function of vegetated buffers. Alternative controls such as silt fence will be installed on areas where buffers have been disturbed or are not feasible.
Responsible Staff:	The General Contractor is responsible to preserve and maintain the vegetated buffer strip.
Location:	The locations of the buffer strips will be identified on the BMP site map. Buffer strips should be used in the following conditions: • Where physical site conditions preclude installation of any barrier-type erosion control measures to control runoff, erosion, and sedimentation adequately. • Along specific internal elements of the construction area such as roads, parking areas, and around buildings. • Between a construction area and a critical natural area such as wildlife refuge, wetlands, and drainage corridors (rivers, bayous, streams, channels, and ditches). • Areas where sediment can be quickly transported from the construction site such as along existing roadways with nearby storm inlets. The natural buffer around a sensitive feature should extend a minimum of 50 feet in all directions. Where the boundary of the drainage area to the feature lies more than 50 feet from the feature, the buffer should extend to the boundary of the drainage area or 200 feet, whichever is less. Vegetated buffer strips are not required if the existing barrier-type erosion control measures, such as silt fence, control runoff, erosion, and sedimentation adequately. An adequately sized buffer strip may be used without other barrier-type measures if the adjacent area is undisturbed and is an area where future construction activities will occur in relation to the development of the project.

NS4 Street Cleaning

BMP Description:
Street cleaning is the process of removing track out or deposited sediment from paved surfaces, including public roads, private roads, curbs and gutters. The purpose of this BMP is to reduce the amount of sediment tracked and deposited into roadways from construction traffic.

Implementation Schedule:	Perform street cleaning as needed from the initial mobilization until filing of the NOT. If excess sediment has been tracked into the streets, or if rain is expected, clean the streets as often as necessary to keep the streets as clean as possible.
Installation, Maintenance and Inspection:	The streets will be inspected routinely and during the regular BMP inspection for track-out and deposited sediment on to paved areas or roads. Perform street cleaning to supplement stabilized access roads and parking areas. Remove and dispose of swept material properly. Disposal of sediment into inlets is prohibited. Dust suppression measures must be implemented while sweeping is being conducted.
Responsible Staff:	The General Contractor / Operator is responsible to clean the tracking associated with construction activity. The Owner is responsible for street cleaning after acceptance or completion of the General Contractor / Operator's work and when there is not a General Contractor conducting construction activity.
Location:	On all onsite paved streets and adjacent to the construction site.

NS5 Dewatering Operations

BMP Description:
Dewatering operations are Best Management Practices that minimize the discharge of pollutants when non-stormwater, accumulated precipitation, and/or groundwater must be removed from a work location so that construction work may be accomplished. If the water cannot be discharged to a sediment basin prior to discharge, it must be treated with the appropriate BMPs prior to discharge to any surface waters. Options for discharge not entering a sediment basin are as follows:

- **Using a water pump gravity bag filter**.
  - The bag should be installed where its discharge will flow away from the disturbed area and onto vegetation or into a swale or drainage ditch with erosion and sediment controls. Bags should be placed on a level, stable surface that is prepared with mulch, straw, small aggregate, or other material as recommended by the manufacturer. In some cases, the bag may be placed directly on vegetation or well graded soil. The key is to have a surface without rocks or other protrusions that could puncture the bag.
  - The bag should be made of a non-woven, needle-punched, geotextile.
  - The smallest apparent opening size currently available is 70 microns. This size will not capture fine silt and clay particles. A passive treatment system will be necessary with the bag to capture these soils.
  - Bags are available in sizes ranging from 6 feet x 6 feet to 15 feet x 25 feet. The size of the bag should be specified based on availability of space, flow rates, and duration of use. If space is available, larger bags will last longer between replacements and may have a lower price per square foot. However, larger bags are heavier when sediment-laden. Equipment must be available to lift and remove the bag from the site for disposal.
  - Bags are not reusable. Make sure they are installed at a location where equipment has access to the bags for lifting and removal without causing erosion or damaging other erosion and sediment controls.
- **Discharging to a large vegetated area**. The vegetated area must be large enough to detain the volume being dewatered. The size of area needed is dependent on type of vegetation (interception storage and water uptake capacity) and soil type (infiltration rate) and condition (wet or dry).
- **Directing discharges to in-place sediment controls** such as silt fences, rock berms, or to a sediment basin. Controls for continuous dewatering, such as a condition of high groundwater, need to provide effective removal of sediment over long periods. Controls that clog easily are not appropriate for controlling long-term dewatering operations.

The discharge points must be adequately protected from erosion and scour. Pumped water may be sprayed through a nozzle on the end of a discharge hose to provide velocity dissipation. The discharge must not flow over disturbed soil, but must be dispersed over rock riprap, sand bags, plastic sheeting or other energy dissipation measures.

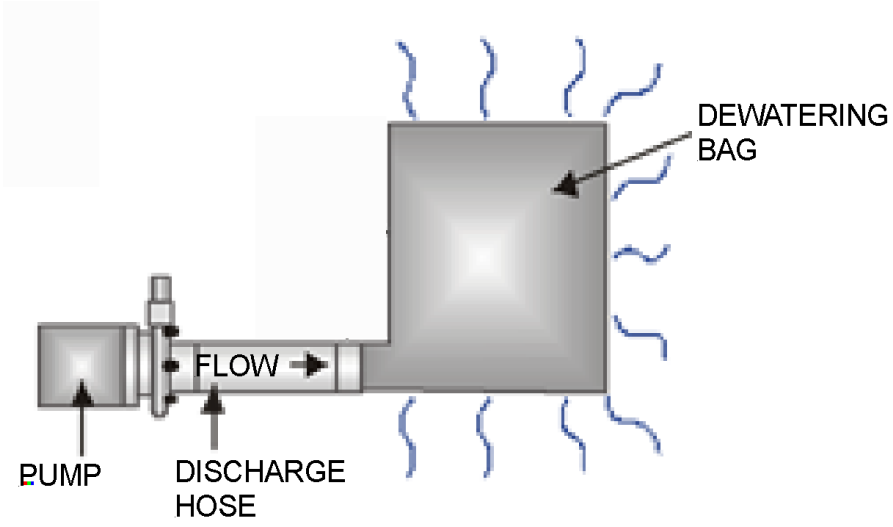
Pumped water that has sheen or other evidence of pollutants shall be collected and sampled before it is discharged. State or local discharge permit requirements may exist for the pollutant(s) suspected of being in the water.

If the collected water is contaminated with oil, grease, or other petroleum products, oil/water separator or a filtration mechanism may be necessary prior to the discharge.

Installation Schedule:	Prior to commencement of dewatering operations and throughout the dewatering process.
Installation, Maintenance and Inspection:	Site personnel provided by the General Contractor / Operator must monitor the dewatering operations. Install energy dissipation devices or erosion controls at the discharge points prior to commencing operations. Eroded areas should be repaired, and erosion controls should be installed to prevent future erosion.

	Dewatering pumps and sediment controls should be monitored frequently, at least hourly, while pumps are in operation to prevent unauthorized discharges and to catch erosion problems or control failure. Personnel must observe and evaluate dewatering controls at a minimum of once per day on the days when dewatering discharges from the construction site occur. Please reference Section 4.1 for Observation and Evaluation of dewatering controls protocols. See 2023 CGP Renewal Amendment Conventional sediment controls should be inspected at least weekly when used for continuous dewatering, because they will become overcome with sediment more quickly than when used to control runoff from storm events. The controls shall be maintained according to the criteria in their respective sections. They should be replaced when they no longer provide the necessary level of sediment removal. Sediment filter bags should be checked to determine if they need replacing. The bags cannot be cleaned or reused. They should be used until they reach the manufacturer's recommended capacity. The entire bag with sediment can be disposed of as solid waste. If a controlled location onsite or a spoil site is available, the bag can be cut open and the sediment spread on the ground. Only the bag is waste in this case.
Responsible Staff:	The General Contractor / Operator conducting the dewatering operations is responsible for installing and maintaining dewatering BMPs.
Location:	Near the location of the accumulated water, in a large vegetated area, upstream of erosion and sediment controls or sediment basins, and as indicated on the site map.

Water Pump Gravity Bag Filter Option



NS6 Subgrade Stabilization Management

BMP Description:

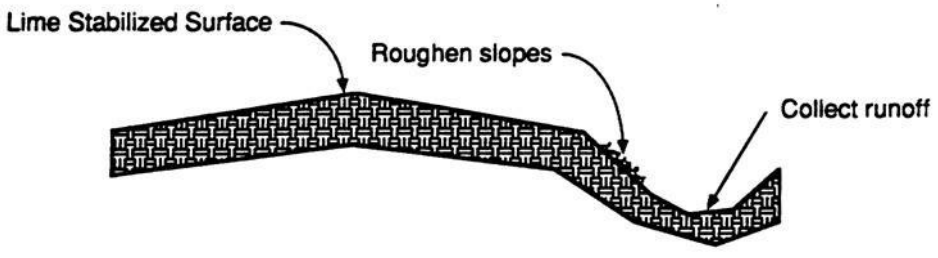
Lime and other chemicals are used extensively in the Texas region to stabilize pavement subgrades for roadways, parking lots, and other paved surfaces, and as a subgrade amendment for building pad sites. These chemicals are applied to the soil and mixed through disking and other techniques, and then allowed to cure. The objective of subgrade stabilization management is to reduce the potential for runoff to carry the chemicals offsite, where they may impact aquatic life in streams, ponds, and other water bodies.

Subgrade Stabilization Management should include the following criteria, if feasible:

- The contractor shall limit the amount of stabilizing agent onsite to that which can be thoroughly mixed and compacted by the end of each workday.
- Stabilizers shall be applied at rates that result in no runoff, if feasible.
- Stabilization shall not occur immediately before and during anticipated rainfall events.
- Geotextile fabrics such as those used for silt fence should not be used to treat chemical runoff, because the chemicals are dissolved in the water and won't be affected by a barrier and the suspended solids are significantly smaller than the apparent opening size of the fabric.
- Provide containment around chemical storage, loading and dispensing areas.
- If soil stabilizers are stored onsite, they shall be considered hazardous material and shall be managed according to the criteria in M1.

Installation Schedule:	Whenever cement, lime or other any chemicals are required for soil stabilization.
Installation, Maintenance and Inspection:	Subgrade stabilization operation should be observed frequently by the contractor as the operations proceed for evidence of discharges. Inspect the down slope perimeter and all outfalls for evidence of discharges. Pay particularly attention to the outfall of drainage pipes connected to inlets within the area being stabilized. If a discharge is found, immediately halt stabilization operations until additional controls can be implemented.
Responsible Staff:	The General Contractor / Operator will be responsible subgrade stabilization management that is related to their construction activity.
Location:	All areas where chemical stabilization is being used and where stabilization chemicals are being stored or delivered.

The following schematic is an example application of the construction control. It is intended to assist in understanding the control's design and function. The schematic is **not for construction**.



Schematic of Controls for Subgrade Stabilization

NS7 Paving Operations

BMP Description:

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors. These procedures are implemented where paving, surfacing, resurfacing, or saw cutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Implementation

- Avoid paving during the wet season when feasible.
- Reschedule paving and grinding activities if rain is in the forecast.
- Store materials away from drainage courses to prevent stormwater runon (see M1 – Material Handling and M2 – Material and Equipment Storage and Staging Area)
- Protect drainage courses, particularly in areas with a grade, by employing BMPs to divert runoff or to trap and filter sediment.
- Stockpile material removed from roadways away from drain inlets, drainage ditches, and watercourses. Materials should be stored consistent with M3 - Stockpile Management.
- Disposal of concrete and asphalt waste should be in conformance with WM1 - Waste Management.

Saw Cutting, Grinding, and Pavement Removal

- Shovel or vacuum saw-cut slurry and remove from site. Cover or barricade storm drains during saw cutting to contain slurry.
- When paving involves asphalt concrete (AC), the following steps should be implemented to prevent the discharge of grinding residue, un-compacted or loose AC, tack coats, equipment cleaners, or unrelated paving materials:
    - AC grindings, pieces, or chunks used in embankments or shoulder backing must not be allowed to enter any storm drains or watercourses.
    - Collect and remove all broken asphalt and recycle when practical. Old or spilled asphalt must be recycled or disposed.
- Do not allow saw-cut slurry to enter storm drains or watercourses.

Asphaltic Concrete Paving

- Do not allow sand or gravel placed over new asphalt to wash into storm drains, streets, or creeks. Vacuum or sweep loose sand and gravel and properly dispose of this waste properly.
- Old asphalt must be disposed of properly. Collect and remove all broken asphalt from the site and recycle whenever possible.

Sealing Operations

- During chip seal application and sweeping operations, petroleum or petroleum covered aggregate must not be allowed to enter any storm drain or water courses. Apply temporary perimeter controls until structure is stabilized.
- Seal coat, tack coat, slurry seal, or fog seal should not be applied if rainfall is predicted to occur during the application or curing period.

Paving Equipment

- Leaks and spills from paving equipment can contain toxic levels of heavy metals and oil and grease. Place drip pans or absorbent materials under paving equipment when not in use.
- Clean up spills with absorbent materials rather than burying.
- Use only non-toxic substances to coat asphalt transport trucks and asphalt spreading equipment.
- Paving equipment parked onsite should be parked over plastic to prevent soil contamination.
- Clean asphalt coated equipment offsite whenever possible.

Installation Schedule:	Prior to and during all asphalt paving activities.

Installation, Maintenance and Inspection:	Verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect during regular weekly and post rain event inspections. Observe non-stormwater BMPs as a part of routine activities. Keep ample supplies of drip pans or absorbent materials onsite. Inspect and maintain machinery regularly to minimize leaks and drips.
Responsible Staff:	The General Contractor / Operator will be responsible for implementing paving BMPs related to their construction activity.
Location:	All areas where paving activities are being performed.

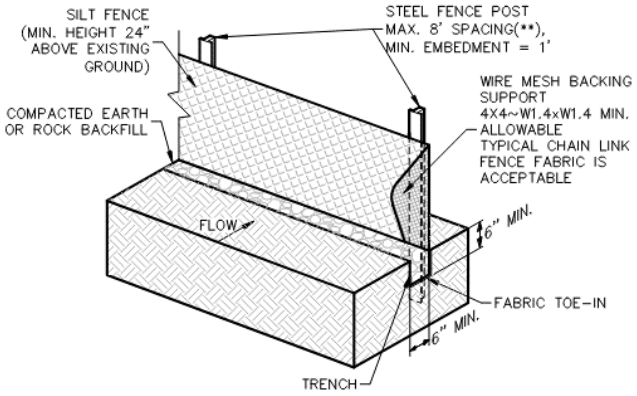
Structural Erosion and Sediment Controls

This section describes erosion and sediment control BMPs that are designed and installed to minimize the discharge of sediment in stormwater runoff by mechanically reducing the flow velocity and promoting sediment deposition.

S1 Silt Fence

BMP Description:
A silt fence is a temporary sediment control fence consisting of geotextile fabric supported by wood or metal T-posts to minimize sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. The purpose of a silt fence is to decrease the velocity of sheet flow and intercept and detain stormwater, causing runoff to pond allowing heavier solids to settle out while allowing water to percolate through. Silt fence should not be used in areas of concentrated flows. The drainage area above any fence should usually not exceed a quarter of an acre. Avoid long runs of silt fence because they concentrate the water in a small area where it will easily overflow the fence. Use J-hooks which have ends turning up the slope to break up long fence runs and provide multiple storage areas that work like mini-retention areas.

Installation Schedule:	Install silt fence in locations indicated on the SWPPP site map prior to earth disturbing activity. Refer to "Section 2: General timing of implementation of associated BMPs" for the timing of installation for each construction activity.
Installation Maintenance and Inspection:	Inspect every 7 days. Silt fences shall be placed on the topographical contour to the extent practicable. They may not be placed perpendicular to the contour on slopes greater than 2%. Double row fences may be used. Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time. Silt fence should remain in place until the upstream disturbed area is permanently stabilized. Under normal conditions, silt fences require removal of deposited sediment. Sediment deposits should be removed when accumulation reaches 50% of the above ground height of the silt fence. If maintenance is difficult due to location or presence of wet soils that prohibit prompt cleaning after runoff events, additional parallel fences should be constructed.
Responsible Staff:	The operator responsible for installation, maintenance, and removal of silt fence will be indicated on the "Operator Responsibilities" page in Appendix G for the associated construction activity. After acceptance or completion of the General Contractor / Operator's work, the Owner will be responsible. As finished lots are transferred to homebuilders, the homebuilders will be responsible for maintenance of silt fence on areas that are downgradient of their construction activity.
Location:	Along the downgradient edge of disturbed areas where erosion is likely to occur in the form of sheet or rill erosion and around or downslope of soil stockpiles. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow. Refer to site map(s) for locations.



**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG-348, SECTION 1.4.3)

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY.

2. REMOVE SEDIMENT WHEN BUILDUP APPROACHES 6 INCHES, BUT NOT TO EXCEED 50% OF HEIGHT.

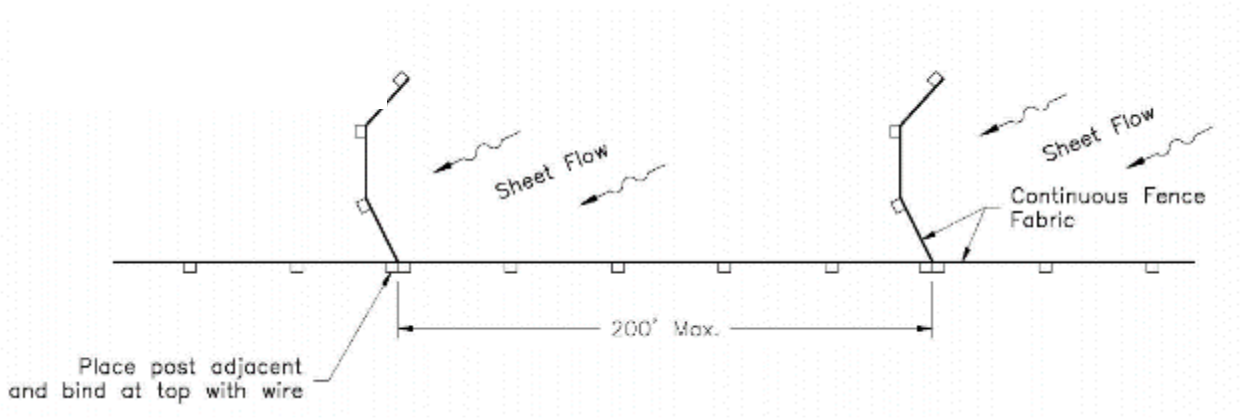
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



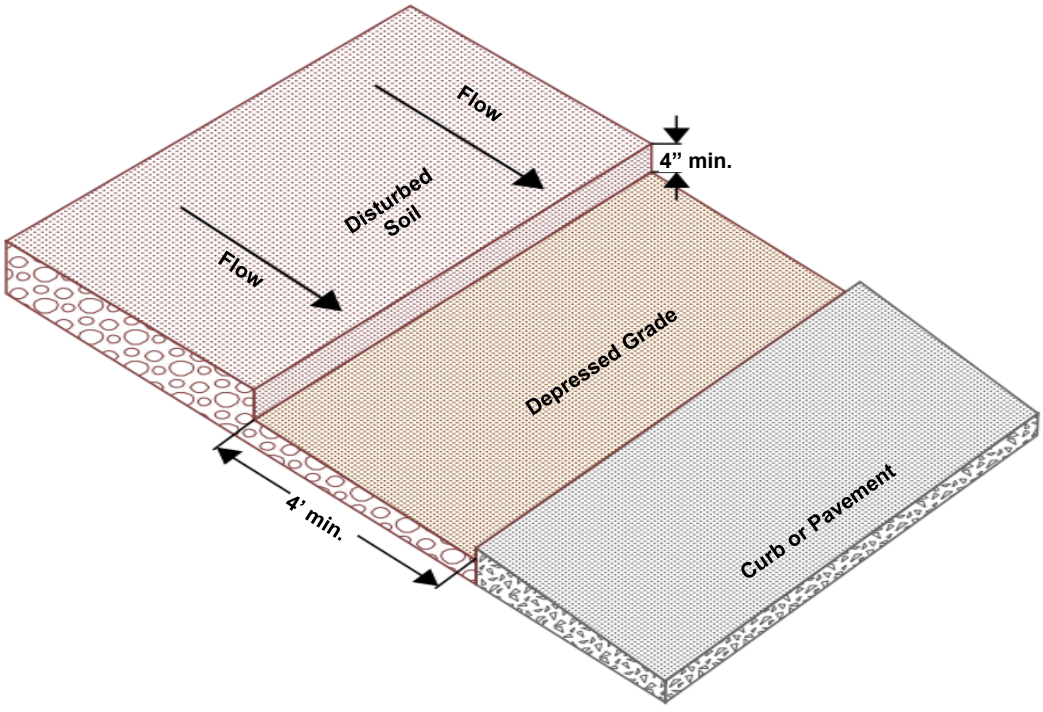
J-Hook Typical Installation

S2 Depressed Grade Sediment Trap (Cut Back Curb)

BMP Description:
A temporary sediment trap formed by grading or leaving the grade at the back-of-curb or edge of pavement depressed to intercept sediment-laden runoff from the site during construction and retain sediment onsite. The hardscape (street,sidewalk, curb, alley or roadway) acts as a barrier to retain the stormwater to promote sediment deposition prior to the stormwater discharging offsite.

Installation Schedule:	To be implementing along the perimeter of paved streets. Apply depressed grade sediment traps during street construction and when installing the concrete curbs. As the depressed grade sediment traps are back-filled to grade the lots, install alternative sediment controls such as silt fence along the back of curbs.
Installation, Maintenance and Inspection:	Excavate soil from behind the curb, sidewalk, or roadway 3-4 inches down from the top of the hardscape and excavate the soil back 3-4 feet back from the hardscape. The depth and length of the excavated area may be increased if more sediment storage is needed. Maintain the sediment trap by removing accumulated sediment when it reaches 50% of the capacity of the control.
Responsible Staff:	The General Contractor / Operator conducting the paving or related construction activity is responsible to maintain the sediment trap from before the paving is installed until back of curb sediment control, such as silt fence is installed.
Location:	Along the perimeter of disturbed soil where there is hardscape, such as a curb, street, alley or roadway and where the drainage area is equal to or smaller than the size of a typical residential lot. All new and existing roadways, curbs, and gutters must be protected from sediment-laden runoff and are considered as perimeters of the site. This control measure should not be used if there is no hardscape near the perimeter of the site, or for large drainage areas.

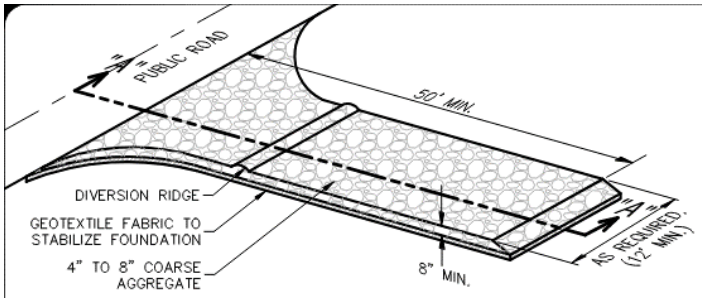
The following schematic is an example application of the construction control. It is intended to assist in understanding the control's design and function. The schematic is **not for construction**.



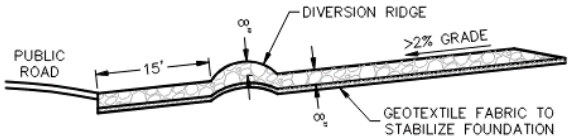
S4 Stabilized Construction Exit

BMP Description:
A Stabilized Construction Exit (SCE) will be installed at each exit from the development to the public road, as identified on the SWPPP site map to provide a stable entrance/exit condition from the construction site and minimize the tracking of mud and sediment onto public roads. A SCE is a stabilized pad of "rock" (coarse aggregate or recycled concrete), located at any point traffic will be leaving the construction site from an unpaved or disturbed area. To minimize the amount of track out, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary.

Installation Schedule:	Install prior to initial mobilization of equipment on the construction site. Maintain throughout duration of construction activity until access to disturbed area is no longer needed or a paved entrance is installed. If staging area is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.
Responsible Staff:	The operator responsible for installation, maintenance, and removal of each SCE will be indicated on the "Operator Responsibilities" page in Appendix G for the associated construction activity. The General Contractor / Operator may be assigned responsibility for installation, maintenance and removal the SCE for his construction activity, however if the SCE will be used by several different General Contractors / Operators, the Owner may be responsible for installation, maintenance, and removal. The SCE may remain in place after demobilization if it is planned for use during subsequent construction activities.
Location:	A SCE should be used at all designated access and exit points.



SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

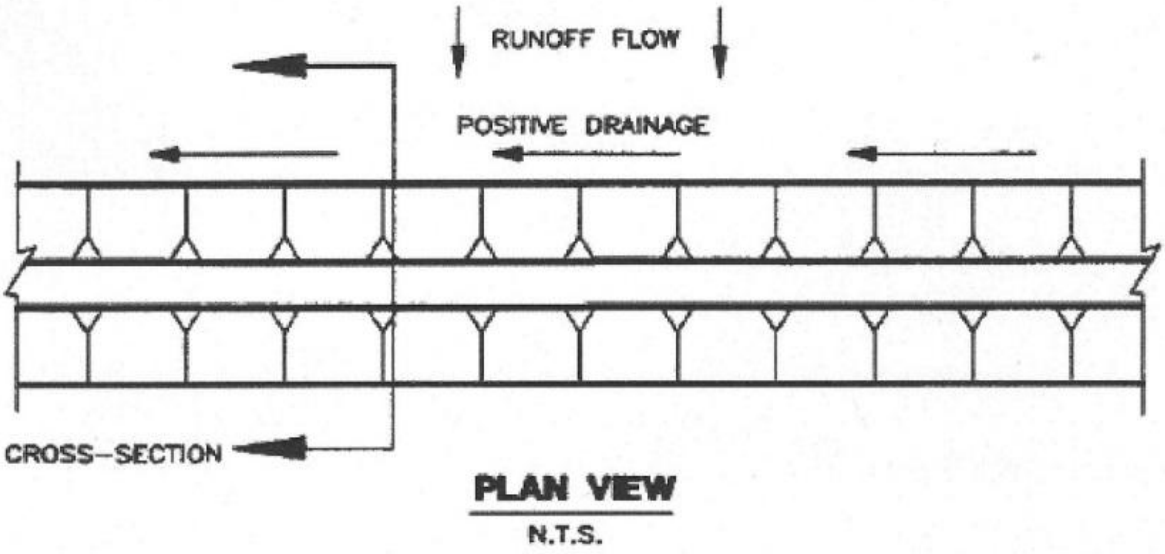
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE

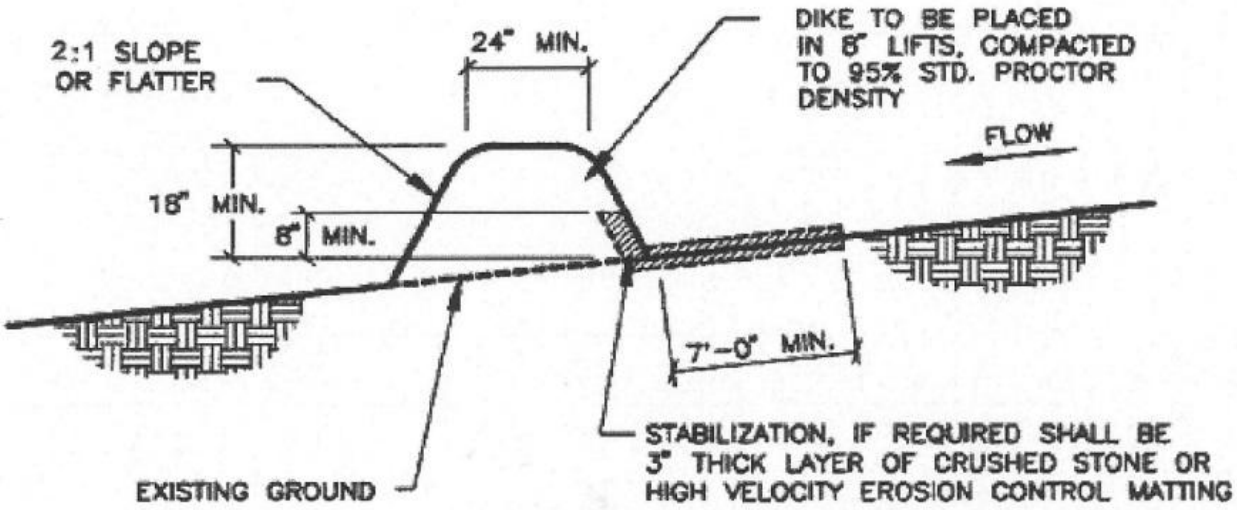
S5 Diversion Berm / Diversion Dike

BMP Description:
A temporary diversion dike is a barrier created by the placement of an earthen embankment to reroute the flow of runoff to an erosion control device or away from an open, easily erodible area. A diversion dike intercepts runoff from small upland areas and diverts it away from exposed slopes to a stabilized outlet, such as a rock berm, sandbag berm, or stone outlet structure. These controls can be used on the perimeter of the site to prevent runoff from entering the construction area. Dikes are generally used for the duration of construction to intercept and reroute runoff from disturbed areas to prevent excessive erosion until permanent drainage features are installed and/or slopes are stabilized.

Installation Schedule:	Diversions and outlets shall be constructed prior to earth disturbing activity.
Installation, Maintenance and Inspection:	Inspect every 7 days for proper function, positive grade, evidence of erosion, and if applicable, sufficient vegetative cover.
Responsible Staff:	The General Contractor / Operator for the associated construction activity will be responsible for installation and maintenance of the diversion berm. If the diversion berm is to remain in place after acceptance or completion of the General Contractor / Operator's work, responsibility will transfer to the Owner.
Location:	Upslope of disturbed areas where erosion is likely to occur, upslope of soil stockpiles when diverting water around the stockpile, downslope of disturbed soil when directing runoff from an area to a stabilized outlet, sediment trap, or basin.



PLAN VIEW
N.T.S.



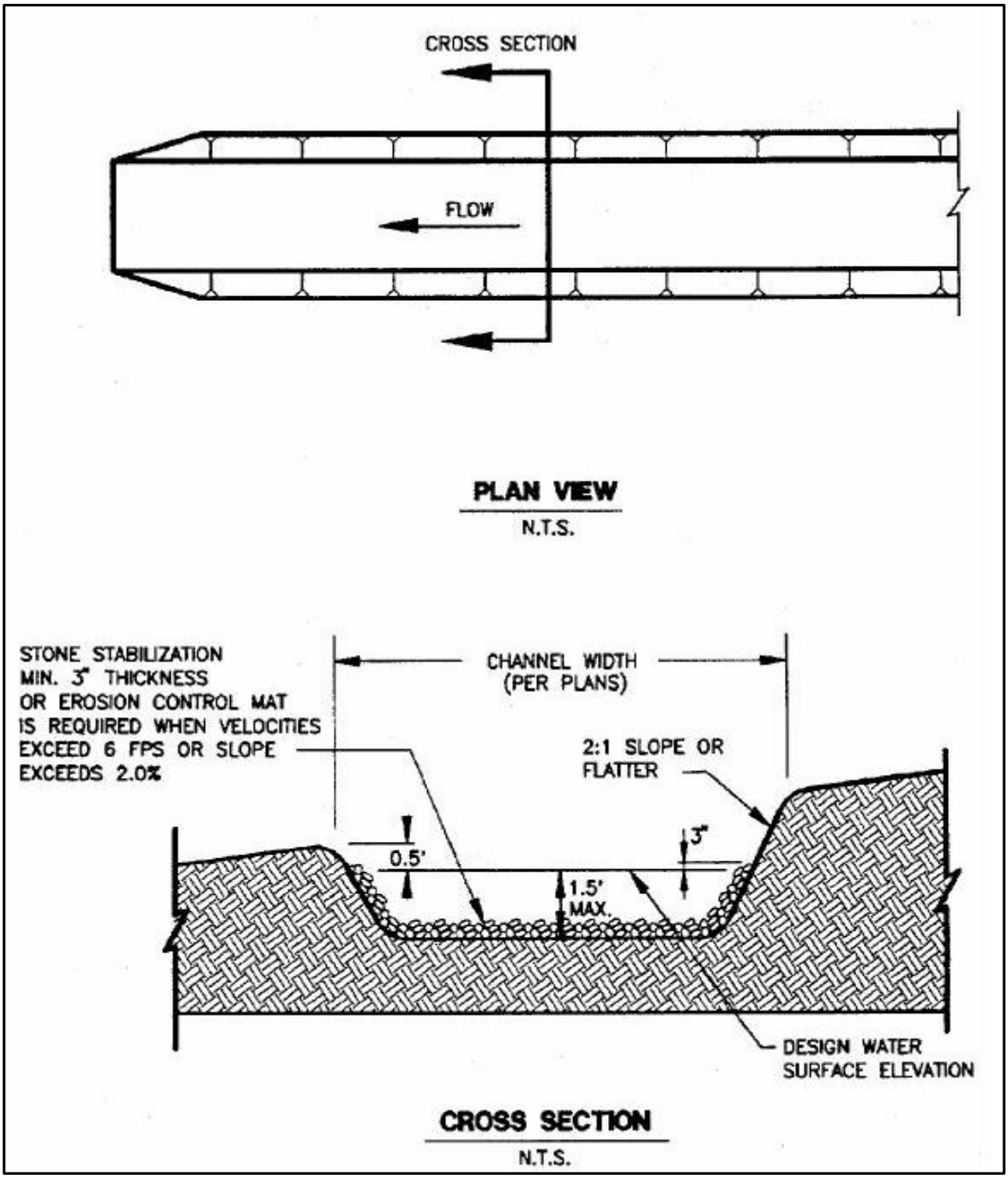
CROSS SECTION
N.T.S.

Schematic of a Diversion Dike (NCTCOG, 1993b)

S6 Drainage Channels or Swales

BMP Description:
Drainage channels or swales are channels lined with vegetation, riprap, concrete, etc. A diversion or interceptor swale intercepts runoff from small upland areas and diverts it away from slopes to a stabilized outlet, such as a rock berm or stone outlet structure. These controls can be used on the upstream perimeter of the site to prevent runoff from entering the construction area or at the downgradient perimeter to intercept and reroute runoff to prevent excessive erosion until permanent drainage features are installed and/or slopes are stabilized.

Installation Schedule:	Drainage swales and interceptor swales will be constructed prior to earth disturbing activity.
Installation, Maintenance and Inspection:	Inspect every 7 days for proper function, positive grade, evidence of erosion, and if applicable, sufficient vegetative cover.
Responsible Staff:	The General Contractor / Operator for the associated construction activity will be responsible for installation and maintenance of the drainage channel or swale. If the drainage channel or swale is to remain in place after acceptance or completion of the General Contractor / Operator's work, responsibility will transfer to the Owner.
Location:	At the upstream perimeter of the site to prevent runoff from entering the construction area or downslope of disturbed soil when directing runoff from an area to a stabilized outlet, sediment trap, or basin.



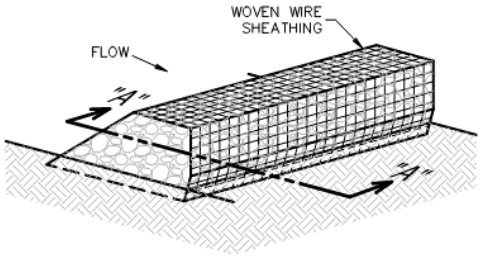
Drainage Channels or Swales

S7 Rock Berms

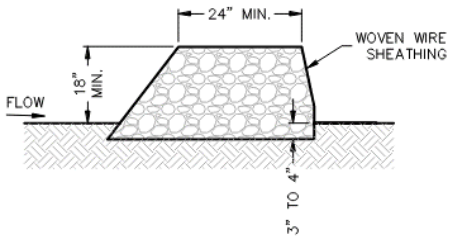
BMP Description:
The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, reduce the velocity of water, provide energy dissipation, detain the sediment and release the water. Rock berms consist of various size rock (coarse aggregate or recycled concrete). Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures farther up the watershed.

Installation Schedule:	Prior to upstream earth disturbing activity. To remain in place until upstream disturbed soil is stabilized.
Installation, Maintenance and Inspection:	Install in areas of concentrated flow, such as channels, swales, or ditches so that the sides of the rock berm extend up the sides of the channel above the lowest point in top of the berm, so that stormwater will overtop the rock berm in the middle, instead of flowing around the sides.
Responsible Staff:	The operator responsible for installation, maintenance, and removal of rock berms / check dams will be indicated on the “Operator Responsibilities” page in Appendix G for the associated construction activity.
Location:	Install in areas of concentrated flow, such as channels, swales, or bayous as indicated on the site map(s).

The following schematics are example applications of the construction controls. They are intended to assist in understanding the control’s design and function. The schematic is **not for construction**.



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW. TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN SE THE WATER IN SHEET FLOW. THE ROCK BERM HE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 : USED IN AREAS WHERE THE VOLUME OF RUNOFF F FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE THAN SILT FENCES, PARTICULARLY FOR FINE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE

S8 Inlet Protection

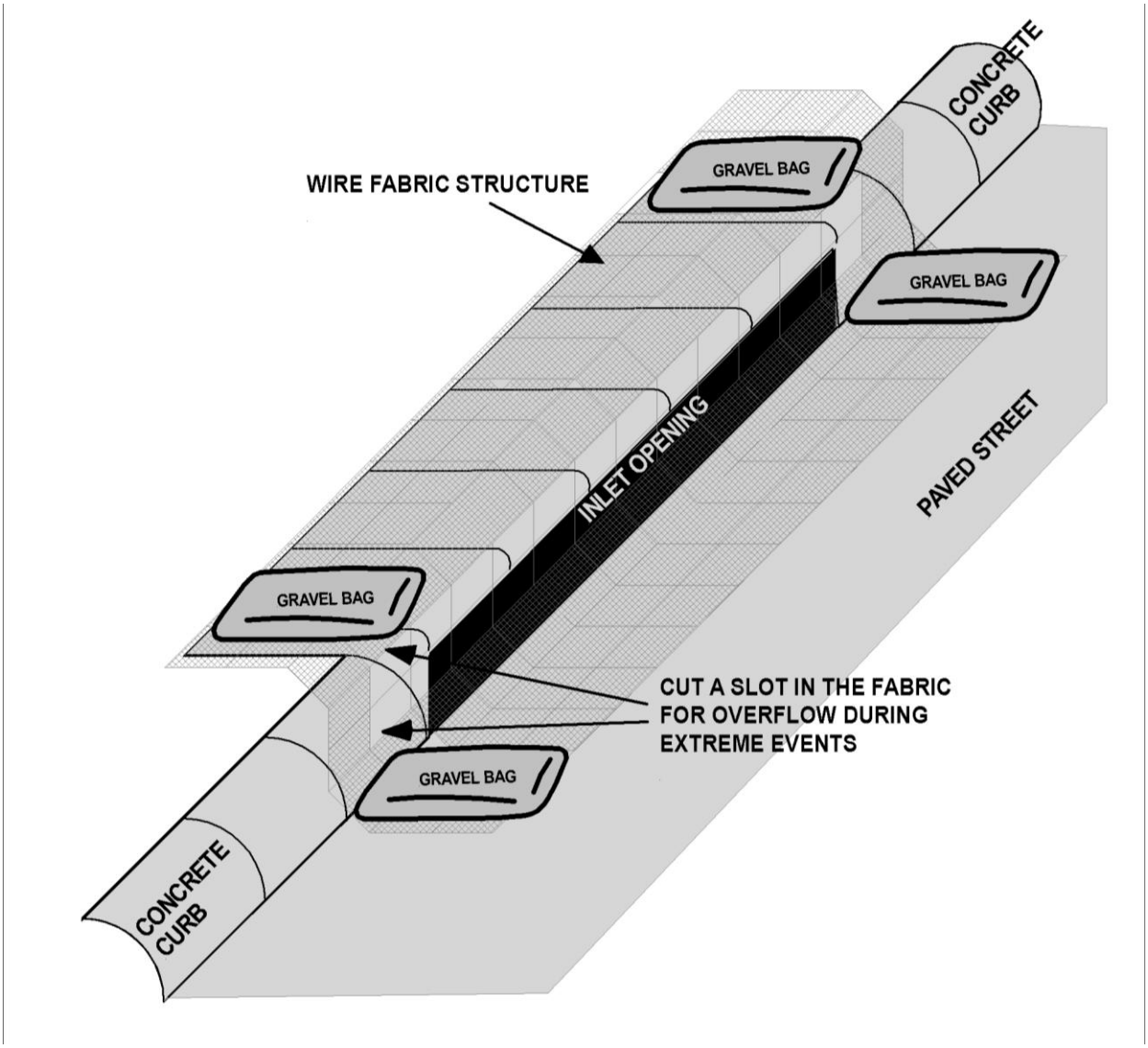
Inlet protection is used to minimize sediment, trash/debris, and other pollutant discharges into the stormwater conveyance systems. All inlets that may receive storm runoff from disturbed areas should be protected. Inlet Protection consists of a series of temporary measures that provide protection against silt transport or accumulation in storm sewer systems by promoting sediment deposition prior to entering the storm sewer system. Inlet protection also provides protection from trash, litter, and debris entering the system.

S8-2 Curb Inlet Protection (Wire Fabric Structure)

BMP Description:

The purpose of curb inlet protection is to temporarily detain storm water, promoting sediment deposition, to filter sediment as water flows through the fabric, and to filter trash, litter, and debris as it flows through the wire structure. Curb inlet protection consists of placing a wire fabric structure over the inlet opening. The wire fabric structure must be formed so that it has maximum contact with the concrete around the inlet opening. A slot must be cut in the fabric to allow increased volume of storm water to over flow the structure and enter the inlet during heavy rain events. The bottom of the slot must be at least 4" above the bottom of the inlet opening. The wire fabric structure should be held in place with 20lb gravel bags.

Installation Schedule:	Installed after inlet construction and remain in place until all upstream areas are stabilized.
Installation, Maintenance and Inspection:	Place the wire fabric structure over the inlet opening making sure the structure is in 100% contact with the curb and gutter with no gaps or "bridging." Place a total of 4 gravel bags on top of the wire fabric structure at each side of the inlet opening, both on the lower portion in contact with the street, and the upper portion in contact with the top of the inlet. Remove sediment accumulations weekly, or as often as necessary to minimize discharge into the storm sewer system. Inspect every 7 days for proper function, for broken gravel bags, and sediment or trash accumulation. Maintain by removing the inlet protection, cleaning any sediment or trash accumulations, and reinstalling over the inlet.
Responsible Staff:	The operator responsible for installation, maintenance, and removal of inlet protection will be indicated on the "Operator Responsibilities" page in Appendix G for the associated construction activity. After acceptance or completion of the General Contractor / Operator's work, the Owner will be responsible. As finished lots are transferred to homebuilders, the homebuilders will be responsible for maintenance of inlet protection on inlets that are downgradient of their construction activity.
Location:	At all curb inlets downgradient of disturbed soil, as indicated on the site map.

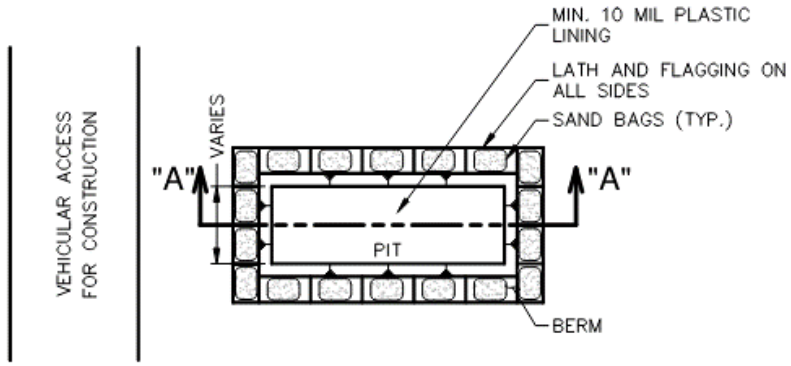


Curb Inlet Protection (Wire Fabric Structure) Typical Installation

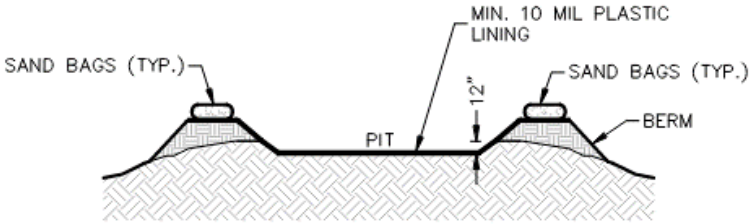
S9 Concrete Washout Area

BMP Description:
Discharges from concrete truck wash outs, surplus concrete or drum water, masonry and stucco operations shall be contained. Discharge of concrete truck wash water to any surface water, including discharge to storm sewers is prohibited. Wash water shall be discharged to designated areas at the construction site where controls have been established to prevent discharge to surface waters. Structural controls may consist of temporary berms or temporary shallow pits. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material. Washout of trucks during rainfall events shall be minimized. The discharge of wash out water must not cause or contribute to groundwater contamination.

Installation Schedule:	Install before concrete operations commence onsite, such as pouring streets, sidewalks, driveways and slabs; constructing headwalls and inlets; or installing stucco and masonry. Maintain concrete washouts throughout concrete operations. Concrete washout area may be removed at the cessation of concrete activities onsite.
Installation, Maintenance and Inspection:	Designated concrete washout areas shall be: • at least 15 feet from a curb or paved surface • If the concrete washout is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited. • at least 50 feet from storm drains, open ditches, or water bodies if feasible • excavated below grade for the pit area • lined with a polyethylene-liner to minimize groundwater impacts • have a large stabilized entrance to minimize sediment tracking if the washout area is outside of the Stabilized Construction Exit • have sufficient perimeter BMP's to minimize or prevent concrete wash water from discharging offsite. Concrete washout areas will be maintained by removing the hardened concrete when the capacity of the washout reaches 70%. Alternatively an additional washout area may be constructed to provide additional capacity. Inspect every 7 days for the presence and placement of the concrete washout, available capacity, effective containment measures and structural controls, and offsite sediment tracking from the washout area. Upon completion of concrete pouring operations, the designated concrete washout area(s) will be removed by removing the hardened concrete from the washout area, removing the containment measures and disposing of them at an approved dump site.
Responsible Staff:	The General Contractor / Operator conducting any concrete operations is responsible for installation, maintenance, and removal of the concrete washout area.
Location:	In or adjacent to the Material and Equipment Staging Area, or near the Stabilized Construction Exit, but at least 15 feet away from any paved surface, 50 feet from any storm drains, open ditches, or water bodies if feasible, and on a flat surface with minimal slope. Locations of washout(s) will be indicated on the site map(s).



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

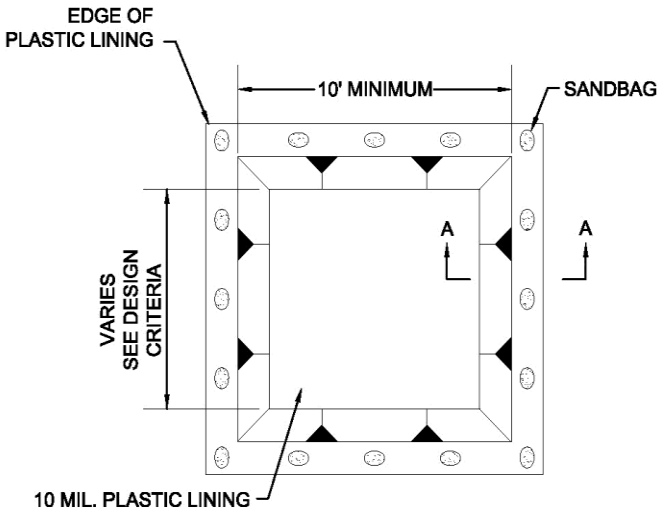
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

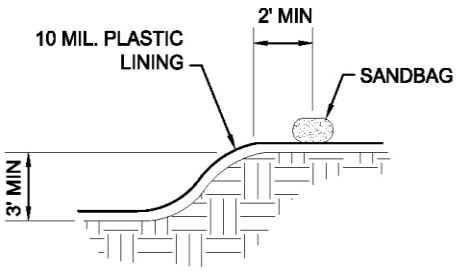
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



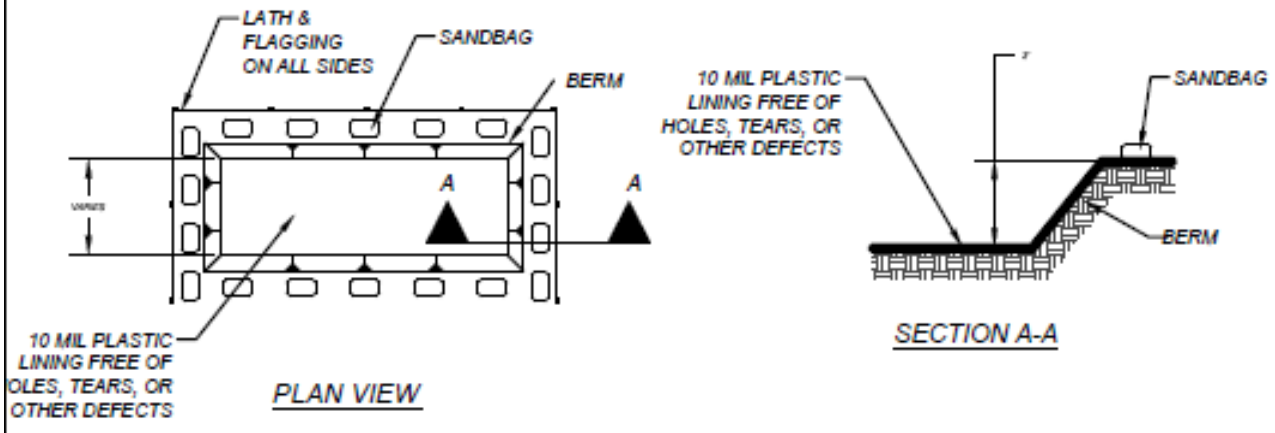
CONCRETE WASHOUT PLAN VIEW
N.T.S.



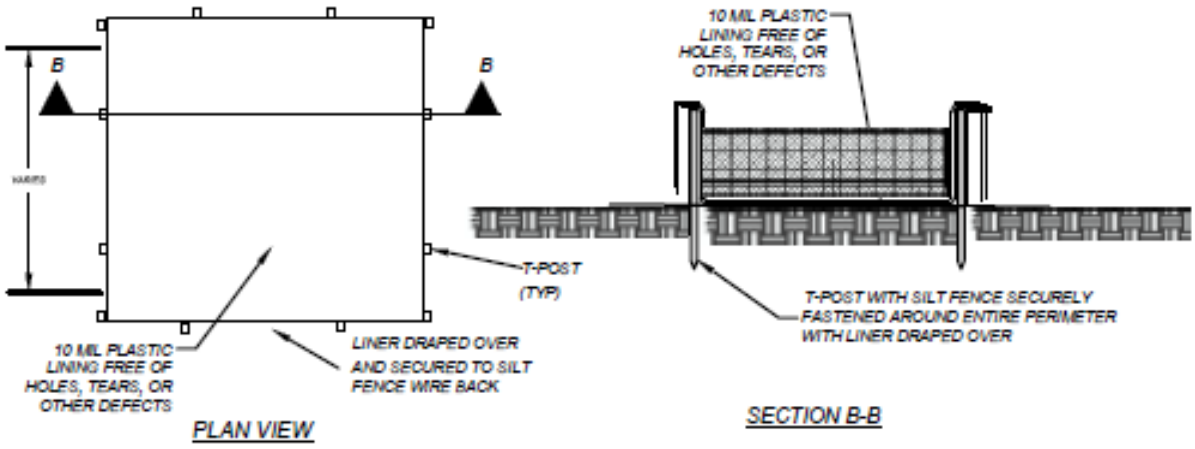
CONCRETE WASHOUT SECTION A-A
N.T.S.

NOTE: SANDBAGS MAY BE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC LINING.

Concrete Washout Area



TYPE "BELOW GRADE"



TYPE "ABOVE GRADE"

GENERAL NOTES:

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

CONCRETE TRUCK WASHOUT PIT

S9b Alternative Concrete Washout System: Portable Concrete Washout Container

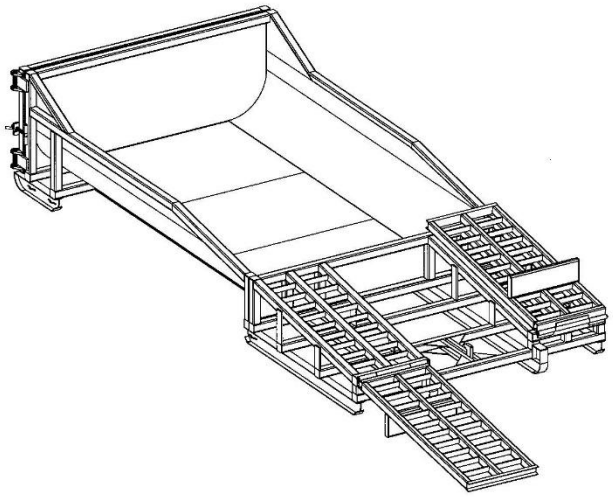
As an alternative to the Concrete Washout Area, Lennar may use portable concrete washout containers. Factors determining which washout design to implement include, feasability, practicality, jobsite conditions, available locations, community locations, site geography, and any additional unforseen factors.

BMP Description:

A portable, self-contained and watertight container that controls, captures, and contains caustic concrete wastewater and washout material. The container must be portable and temporary, watertigh and have a holding capacity to accept washout from approximately 150-350 yards of poured concrete depending upon the container.

***Installation Schedule*:**	Install before concrete operations commence onsite, such as pouring concrete slab foundations, sidewalks, driveways and air conditioning pads; or installing stucco and masonry. Maintain portable concrete washout containers throughout concrete operations.
Installation, Maintenance and Inspection:	Install in dedicated areas with rock protected entrances of varying sizes predicated by the size of the lot/homesite Maintain portable concrete washout containers by replacing the container when it is three-quarters full; do not allow the container to over flow. The concrete waste material is taken to a licensed concrete recycling facility and is converted to varying types of aggregate. Inspect every 7 calendar days for the presence and placement of the concrete washout, available capacity, and effective containment measures and structural controls. Inspect wastewater level and request a vacuum if needed. The portable concrete washout company provides licensed vacuum, hauling and recycling of concrete wastewater. A rampless container may be used in conjunction with the ramped container by itself if a concrete pump is not needed. A second type of container with lower sides may be utilized to capture concrete waste from a pump truck. The wastewater must be disposed of or treated or recycled in an environmentally safe manner and in accordance with the federal, state, or local regulatory guidelines.
Responsible Staff:	Lennar
Location:	The portable concrete washout container will be placed on a lot or on existing homesites without a rock entrance where the concrete trucks can the reach the container without tracking.

PORTABLE CONCRETE WASHOUT CONTAINER



CONCRETE WASHOUT SYSTEMS

PO Box 2604
Carmichael, CA. 95609
Phone: 1.877.292.7468
Fax: 1.916.244.0403
info@concretewashout.com
www.concretewashout.com
Patent Pending

Representative depiction of unit, on-site unit(s) may not have ramps and may include specialty units for pump trucks

DESCRIPTION
A portable, self-contained and watertight container affixed with ramps that controls, captures and contains caustic concrete wastewater and washout material.

PURPOSE & OBJECTIVE
Allows trade personnel to easily washout concrete trucks, pumps and other equipment associated with cement on site and allows easy off site recycling of the same concrete materials and wastewater.

APPLICATION
Construction projects where concrete, stucco, mortar, grout and cement are used as a construction material or where cementitious wastewater is created.

MAINTENANCE
Inspect and clean out when ¾ full, not allowing the container to overflow.
Inspect wastewater level and request a vacuum if needed.
Inspect subcontractors to ensure that proper housekeeping measures are employed when washing out equipment.

SPECIFICATIONS
The container must be portable and temporary, watertight, equipped with ramps and have a holding capacity to accept washout from approximately 350 yards of poured concrete. A vacuum service must accompany washout container and be used by site superintendent as needed. A rampless container may be used in conjunction with a ramped container or by itself if a concrete pump is not needed. The washwater must be disposed of or treated and recycled in an evironmentally safe maanner and in accordance with federal, state or local regulatory guidelines.

TARGETED POLLUTANTS
Caustic wastewater (high pH level near 12 units)
Suspended solids
Assorted Metals; Chromium VI, Nickel, Sulfate, Potassium, Magnesium and Calcium Compounds

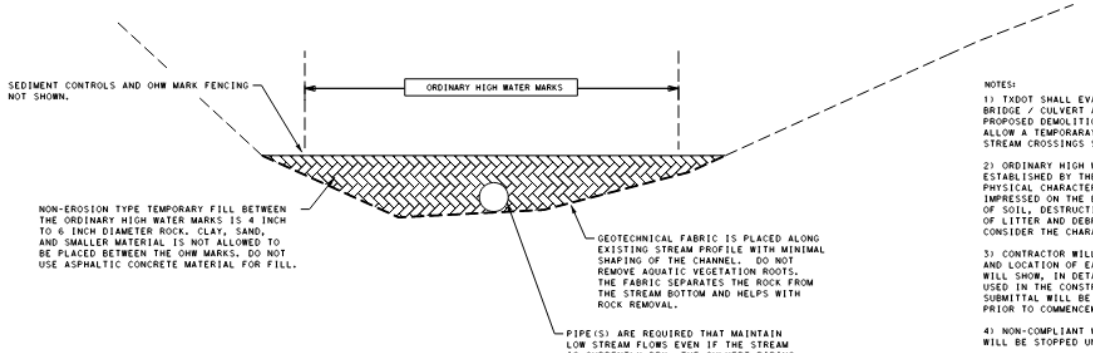
S10 Temporary Culvert Crossing

BMP Description:
A temporary culvert crossing is a structure installed across a flowing stream or watercourse for use by construction equipment. It provides a means for construction vehicles to cross stream without moving sediment into streams, damaging the streambed or channel, or causing flooding. It can control erosion effectively, but can cause erosion when it is installed and removed. It should only be accessed in low-flow conditions. Do not drive across the temporary culvert crossing if water is flowing over it. Temporary Culvert Crossings in or within 100' of the floodplain will require a Floodplain Permit and must have a flood study to show no increase in Flood Levels

Installation Schedule:	Install prior to the crossing of the stream by any construction traffic. Remove the structure as soon as it is no longer necessary, and the stream shall immediately be restored to its original cross-section and properly stabilized
Installation, Maintenance and Inspection:	The structure shall be large enough to convey the full bank flow of the stream, typically flows produced by at 2-year, 24-hour frequency storm without appreciably altering the stream flow characteristic. Clearing of the stream bank should be kept to a minimum. Line any unstable stream bank with riprap or otherwise stabilize them. The invert elevation of the culvert shall be installed on the natural streambed grade. The culvert(s) shall extend a minimum of one foot beyond the upstream and downgradient toe of the aggregate placed around the culvert. The culvert(s) shall be covered with a minimum of one foot of aggregate. If multiple culverts are used, they shall be separated by a minimum of 12 inches of compacted aggregate fill. Inspect every 7 days for erosion around the structure or culverts or for damage to the structure. Repair any erosion to stream banks and stabilize any disturbed areas with additional riprap or equivalent as soon as practicable but no later than 7 calendar days from the date of the inspection.
Responsible Staff:	The General Contractor / Operator who is using the temporary culvert crossing is responsible for installation, maintenance, and removal.
Location:	Place across the stream where approach conditions dictate, and install as perpendicular as possible to the stream.

The following schematic is an example application of the construction control. It is intended to assist in understanding the control's design and function. The schematic is **not for construction**.

NO SOIL SHOULD BE PUSHED OR MOVED FROM ABOVE THE OHW MARKS TO BELOW THE OHW MARKS.



TEMP 404 STREAM CROSSING SECTION
WITH CULVERT

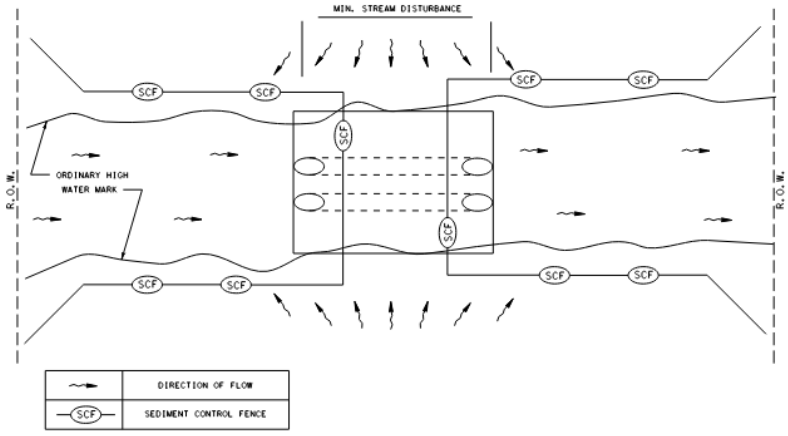
NOTES:

1) TXDOT SHALL EVALUATE ACCESS FROM BOTH SIDES OF THE BRIDGE / CULVERT AND ALSO EVALUATE THE CONTRACTOR'S PROPOSED DEMOLITION AND CONSTRUCTION TECHNIQUES AND ALLOW A TEMPORARAY CROSSING ONLY WHEN NECESSARY. TEMPORARY STREAM CROSSINGS SHOULD BE REMOVED AS SOON AS POSSIBLE.

2) ORDINARY HIGH WATER MARK MEANS LINE ON THE SHORE ESTABLISHED BY THE FLUCTUATIONS OF WATER AND INDICATED BY PHYSICAL CHARACTERSITICS SUCH AS CLEAR, NATURAL LINE IMPRESSED ON THE BANK, SHELVING, CHANGES IN THE CHARACTER OF SOIL, DESTRUCTION OF TERRESTRIAL VEGETATION, THE PRESENCE OF LITTER AND DEBRIS, OR OTEHR APPROPRIATE MEANS THAT CONSIDER THE CHARACTERISTICS OF THE SURROUNDING AREAS.

3) CONTRACTOR WILL SUBMIT, IN WRITING FOR APPROVAL, THE TYPE AND LOCATION OF EACH TEMPORARY STREAM CROSSING. THE SUBMITTAL WILL SHOW, IN DETAIL, THE PROPOSED WORK SEQUENCE AND MATERIALS USED IN THE CONSTRUCTION OF THE TEMPORARY STREAM CROSSING. THE SUBMITTAL WILL BE EVALUATED BY DEQC AND APPROVED BY THE ENGINEER, PRIOR TO COMMENCEMENT OF WORK ON THE STREAM CROSSING.

4) NON-COMPLIANT WORK WILL BE REMOVED AT CONTRACTOR'S EXPENSE AND WILL BE STOPPED UNTIL AN APPROPRIATE PLAN IS RESUBMITTED.



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Texas Department of Transportation

TEMPORARY STREAM CROSSING DETAIL

FORT WORTH DISTRICT STANDARD

NOT TO SCALE

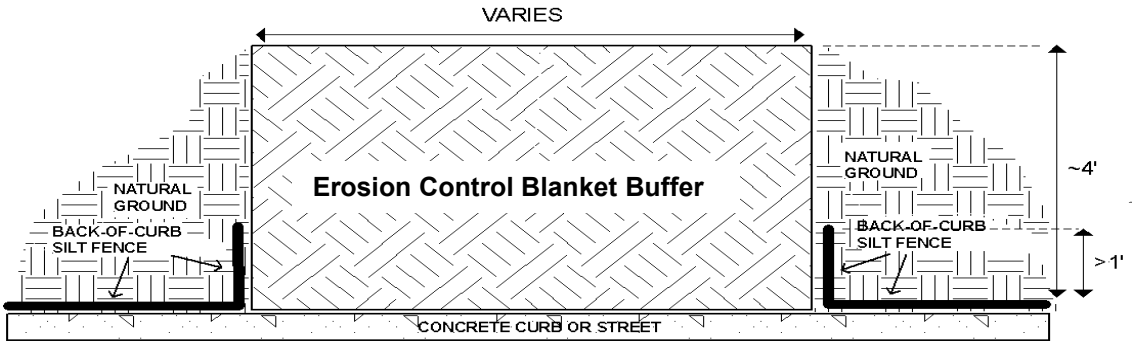
FED. ROAD DIV. No.	FEDERAL AID PROJECT		SHEET NO.
6			
STATE	DISTRICT		COUNTY
TEXAS			
CONTROL	SECTION	JOB	HIGHWAY NO.

▲ REVISED 08/22/2015

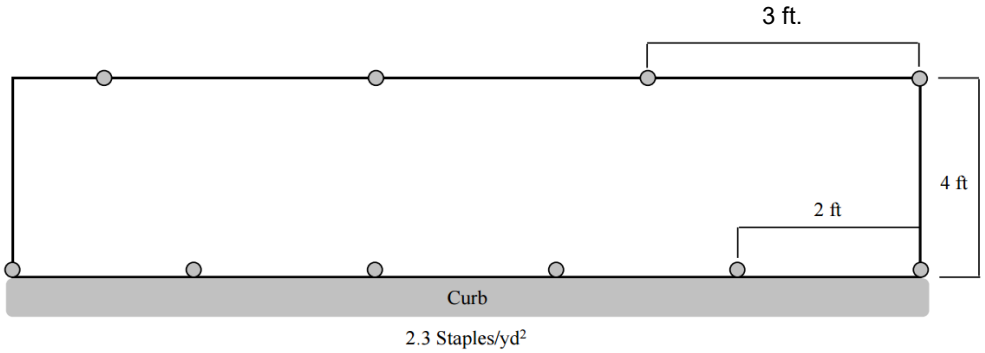
S12a Erosion Control Blanket Buffer

BMP Description:
An erosion control blanket buffer is a temporary sediment control that is traversable by vehicle or foot traffic. It is typically used along the back of curb, or at the end of any hardscape, to minimize sediment discharge into a paved surface, but also to allow short-term access to the finished lots for vehicles and material deliveries. This control measure should not be used as a Stabilized Construction Exit to minimize offsite sediment tracking.

Installation Schedule:	Install after curb or other hardscape installation. Install during installation of back-of-curb sediment control on newly paved streets, curbs, or parking lots where short-term vehicular access to finished lots is needed.
Installation, Maintenance and Inspection:	The erosion control blanket buffer should be installed between sections of back-of-curb sediment control such as silt fence. Maintain and re-install as needed. Inspect every 7 days for function and condition. Areas needing maintenance will be documented in the SWPPP BMP inspection report.
Responsible Staff:	The Owner is responsible for installation and maintenance of the erosion control blanket buffer.
Location:	At areas where vehicles will access the construction areas from the streets; locations to be determined in the field.



Erosion Control Blanket Buffer Installation Layout

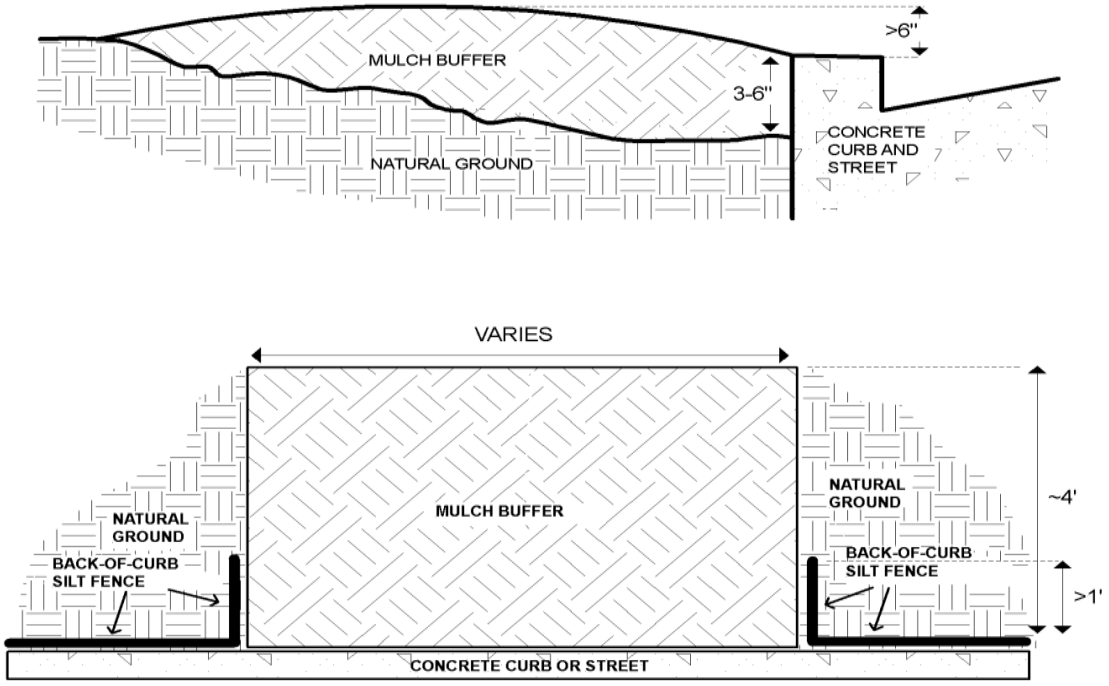


Erosion Control Blanket Staple Pattern

S12b Mulch Buffer

BMP Description:
A Mulch Buffer is a temporary sediment control that is traversable by vehicle or foot traffic. It is typically used along the back of curb, or at the end of any hardscape, to minimize sediment discharge into a paved surface. This control measure should not be used as a Stabilized Construction Exit to minimize offsite sediment tracking.

Installation Schedule:	Install after curb or other hardscape installation. Install during installation of back-of-curb sediment control on newly paved streets, curbs, or parking lots where short-term vehicular access to finished lots is needed.
Installation, Maintenance and Inspection:	The Mulch Buffer should be installed between sections of back-of-curb sediment control such as silt fence. Maintain and re-install as needed. Inspect every 7 days for function and condition. Areas needing maintenance will be documented in the SWPPP BMP inspection report.
Responsible Staff:	The Owner is responsible for installation and maintenance of the mulch buffers.
Location:	At areas where vehicles will access the construction areas from the streets; locations to be determined in the field. If access is located off a curbed street, the access point will require a curb cut and replacement of curb. Curb hopping is prohibited.



Mulch Buffer

S14 Earthen Berm Check Dam

BMP Description:
An earthen berm serves as a check dam and provides a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged. Earthen berms are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

Design
An earthen berm serves as a check dam for ponding stormwater and is formed by excavation or by construction of an earthen embankment. They are used primarily as temporary measures in long drainage swales, rough graded roadways or ditches in which permanent vegetation may not be established and erosive velocities are present. They are typically used in conjunction with other techniques such as inlet protection, riprap or other sediment reduction techniques. Check dams provide limited treatment. They are more useful in reducing flow to acceptable levels for other techniques.

Suitable Applications
Earthen berms should be considered for use:

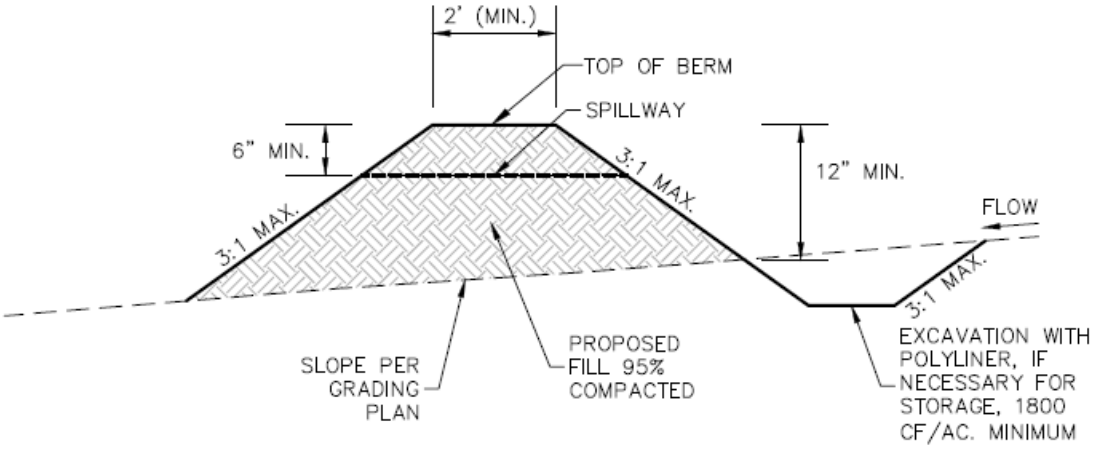
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- On construction projects where the drainage area is 2-10 acres.
- As a supplemental control, earthen berms provide additional controls for reducing sediment load before it enters a drainage system.

Limitations

- Requires large surface areas to permit infiltration and settling of sediment.
- Only removes large and medium sized particles and requires upstream erosion control.
- Conducive to vector production.
- Should not be located in live streams.
- Earthen Berm Check Dams in or within 100' of the floodplain will require a Floodplain Permit and must have a flood study to show no increase in Flood Levels[Z

Installation, Maintenance and Inspection:	• The dam height should be between 18 and 36 inches. • The center of the check dam should be at least 6 inches lower than the outer edges. • The dam should be designed so that the 2-year, 24-hour storm can pass the dam without causing excessive upstream flooding. • The fill material for the embankment must be free of roots or other woody vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment may be compacted by traversing with equipment while it is being constructed. • All cut-and-fill slopes should be 3:1 or flatter. • Regular inspections should be made to insure that the center of the dam is lower than the edges. Erosion caused by high flows around the edges of the dam should be corrected immediately. • Sediment should be removed when it reaches one half of the original height of the measure. • Ponding that requires dewatering measures shall be attended while dewatering takes place.
Responsible Staff:	The General Contractor is responsible for installation and maintenance of Earthen berms.

Location:	Install in areas of concentrated flow, such as rough graded streets, channels or swales at locations indicated on the civil plans.

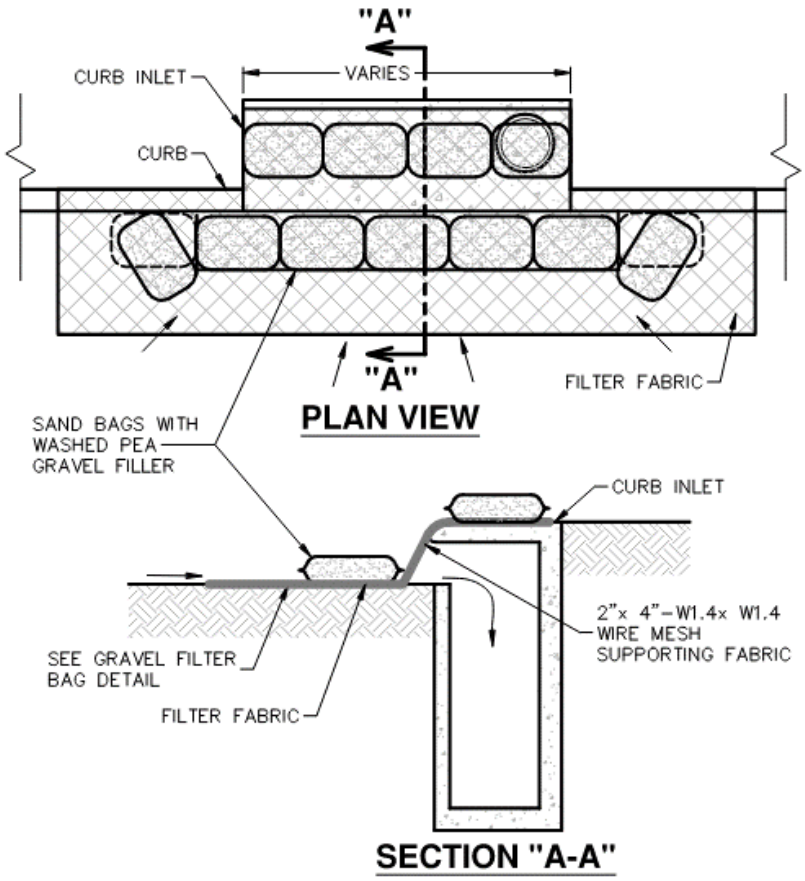


EARTHEN BERM W/ POLYLINER AND SPILLWAY

S15 Gravel Bag Berm

BMP Description:
The purpose of a gravel bag berm is to serve as a temporary check dam in areas of concentrated flow where placement of a rock berm or rock check dam is not feasible, to intercept sediment-laden runoff, reduce the velocity of water, provide energy dissipation, detain the sediment and release the water. Gravel bag berms consist of a various number of gravel bags filled with wash pea gravel or other small aggregate (no sand or dirt) arranged in single or double height stacked arrangements. Gravel bag berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, gravel bag berms are often used in areas of channel flows (ditches, gullies, etc.). Gravel bag berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures farther up the watershed.

Installation Schedule:	Prior to upstream earth disturbing activity. To remain in place until upstream disturbed soil is stabilized.
Installation, Maintenance and Inspection:	Install in areas of concentrated flow, such as channels, swales, or bayous so that the sides of the gravel bag berm extend up the sides of the channel above the lowest point in top of the berm, so that stormwater will overtop the gravel bag berm in the middle, instead of flowing around the sides.
Responsible Staff:	The General Contractor / Operator will be responsible for installation and maintenance of gravel bag berms. If gravel bag berms are to remain in place after acceptance or completion of the General Contractor / Operator's work, responsibility will transfer to the Owner.
Location:	Install in areas of concentrated flow, such as channels or swales as indicated on the site map(s).



GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

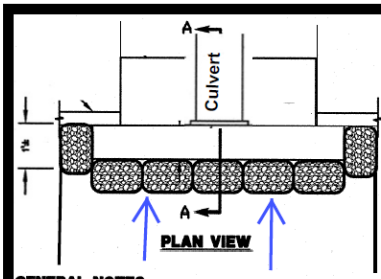
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

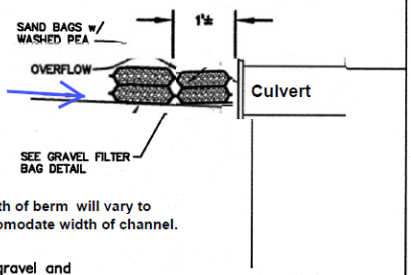
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE





Width of berm will vary to accomodate width of channel.

SECTION A-A

GENERAL NOTES:

1) The sandbags should be filled with washed pea gravel and stacked to form a continuous barrier about 1 foot high around inlets.

2) The bags should be tightly abutted against each other to prevent runoff from flowing between the bags.

INSPECTION AND MAINTENANCE GUIDELINES:

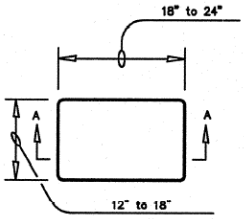
1) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.

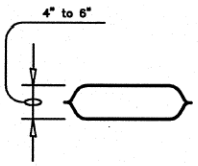
2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a matter that it will not erode.

3) Check placement of device to prevent gaps between device and curb.

4) Inspect filter fabric and patch or replace if torn or missing.

5) Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.



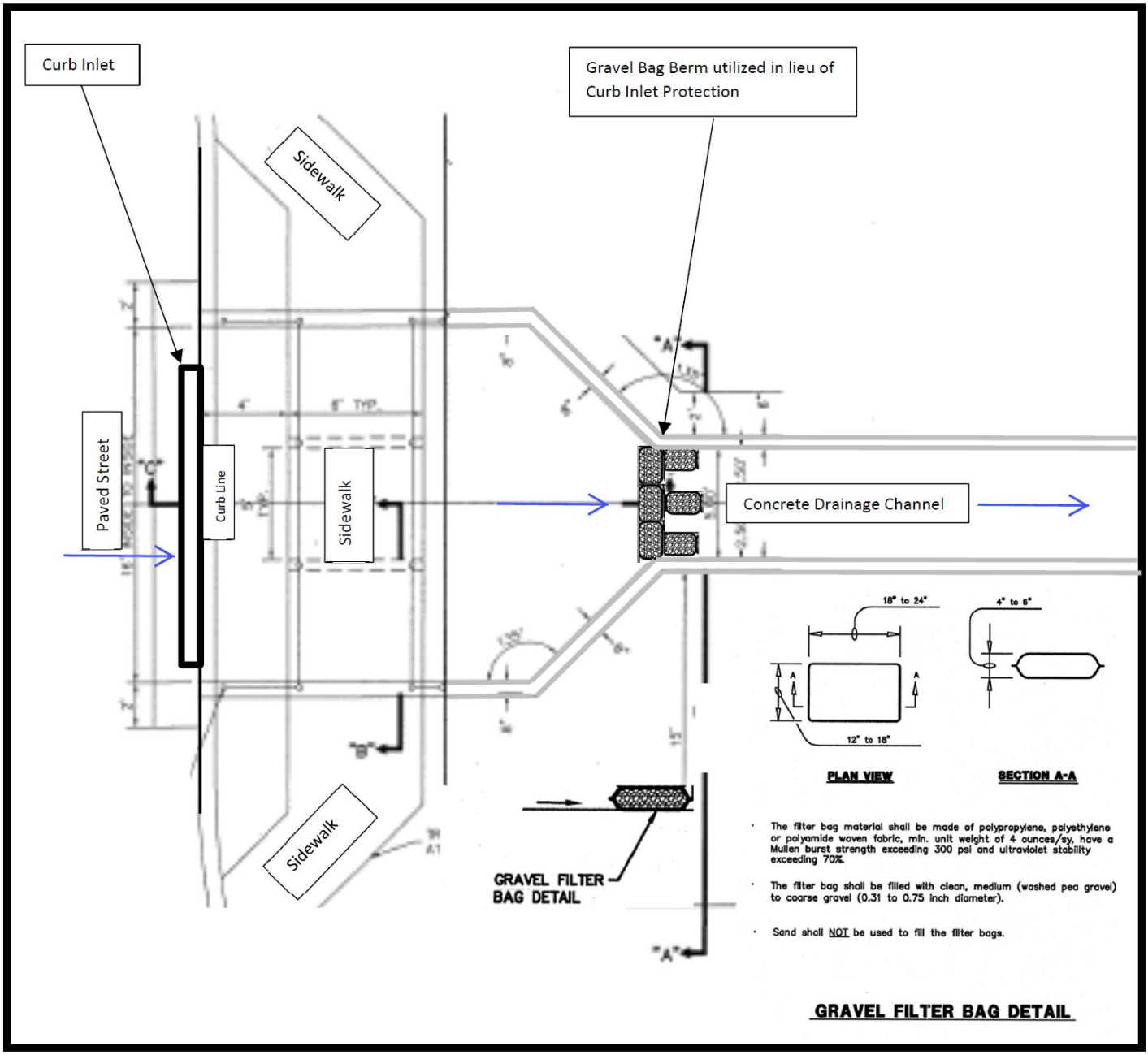


PLAN VIEW

SECTION A-A

- The filter bag material shall be made of polypropylene, polyethylene or polyamide woven fabric, min. unit weight of 4 ounces/sy, have a Mullen burst strength exceeding 300 psi and ultraviolet stability exceeding 70%.
- The filter bag shall be filled with clean, medium (washed pea gravel) to coarse gravel (0.31 to 0.75 inch diameter).
- Sand shall NOT be used to fill the filter bags.

GRAVEL FILTER BAG DETAIL


Curb Inlet
Gravel Bag Berm utilized in lieu of Curb Inlet Protection
Sidewalk
Paved Street
Curb Line
Sidewalk
Concrete Drainage Channel
Sidewalk
GRAVEL FILTER BAG DETAIL
18" to 24"
4" to 6"
12" to 18"
PLAN VIEW
SECTION A-A
The filter bag material shall be made of polypropylene, polyethylene or polyamide woven fabric, min. unit weight of 4 ounces/sy, have a Mullen burst strength exceeding 300 psi and ultraviolet stability exceeding 70%.
The filter bag shall be filled with clean, medium (washed pea gravel) to coarse gravel (0.31 to 0.75 inch diameter).
Sand shall NOT be used to fill the filter bags.
GRAVEL FILTER BAG DETAIL

PC1 Post Construction BMPs

The post construction stormwater management measures will be installed during the construction process to control pollutants in stormwater after construction operations have been completed, and will be designed and installed in compliance with applicable local requirements for erosion and sediment control and stormwater management.

The post construction BMPs include:

- Drainage easements, channels and swales will be used to facilitate stormwater infiltration and minimize runoff.
- Velocity dissipaters are used at all outfall and outlet locations to reduce water flow and prevent scour and undermining at the outlet structure.
- All disturbed soil will be stabilized with native perennial grasses and landscaping following the completion of land development, which will minimize or eliminate the potential for erosion.

The post construction BMPs will be installed by a General Contractor / Operator. Before construction of the post construction BMPs begin, this SWPPP will be amended to include the Operator responsible for installation. The General Contractor / Operator will be responsible for the installation and maintenance until the construction of the post construction BMP is complete and the contractor has demobilized. After construction of each post construction BMP is complete, Lennar Homes of Texas Land and Construction, Ltd. will be responsible for maintenance until the Home Owner's Association, Municipal Utility District, or MS4 becomes responsible for long-term maintenance. Lennar Homes of Texas Land and Construction, Ltd. will be responsible to coordinate transferring the Pre-Construction Post Construction Plan to a Post Construction Maintenance Plan.

EC1 Vegetation

Vegetation, used as an erosion control, is the sowing or sodding of grasses, small grains, or legumes to provide temporary and final vegetative stabilization for disturbed areas.

Exposed soil surfaces should be minimized at all times. Whenever possible, natural vegetation on the site should be preserved. Sediment controls that are in place downgradient of disturbed soil should remain in place until temporary or permanent stabilization is achieved.

Stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. *In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased.*

Vegetation is used as a temporary or final stabilization measure for areas disturbed by construction. As a temporary control, vegetation is used to stabilize stockpiles, earthen dikes, and barren areas that are inactive for longer than two weeks. As a final control at the end of construction, grasses and other vegetation provide good protection from erosion along with some filtering for overland runoff. Subjected to acceptable runoff velocities, vegetation can provide a positive method of long-term stormwater management as well as a visual amenity to the site. Other control measures may be required to assist during the establishment of vegetation. These other controls include erosion control blankets, mulching, swales, and dikes to direct flow around newly seeded areas and proper grading to limit runoff velocities during construction.

Vegetation effectively reduces erosion in channels and swales and on stockpiles, dikes, and mild to medium slopes.

Vegetation is a highly effective erosion control when the vegetation is fully established. Until then, additional controls are needed. Sediment controls should not be removed from vegetated areas until the vegetation is established.

To minimize soil compaction of areas to be vegetated, limit vehicle and equipment traffic in these areas to the minimum necessary to accomplish grading.

Install all necessary erosion structures such as dikes, swales, diversions, etc. prior to seeding or sodding.

Stabilization Sodding or seeding may be used to establish vegetation for final stabilization of areas disturbed by construction activity. The vegetation must achieve a cover that is 70 percent of the native background vegetative cover to be considered final stabilization.

Permanent, or Final stabilization for land development activities is achieved when all soil disturbing activities at the site, or in an area, have been completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures such as riprap, gabions, or geotextiles, have been employed. Permanent stabilization may include hydromulch, hydroseed, broadcast seed, or sod.

EC2 Seeding

BMP Description:

Seed bed should be well pulverized and loosened to a minimum depth of 3 inches and then raked to have a uniform surface. When establishing vegetation from seed, groove or furrow slopes steeper than 3:1 on the contour line before seeding.

Use only high quality, USDA certified seed. Use an appropriate species or species mixture adapted to the local climate, onsite soil conditions and the season as shown below, or consult with the local office of the Natural Resource Conservation Service (NRCS) or Texas AgriLife Extension Service for selection of proper species and application technique in this area.

Chemical fertilization is not recommended at the time of seeding, because it typically stimulates and is consumed by fast growing weeds that out-compete the slower growing grasses and legumes. Evenly apply seed using a seed drill, cultipacker, terraseeding, or hydroseeder. Hydro-seeding should not be used on slopes of 5:1 or steeper unless Bonded Fiber Matrix is used.

Seeded areas shall be thoroughly watered immediately after planting. Water shall be applied at a rate that moistens the top 6 inches of soil without causing runoff. Provide water daily for the first 14 days after seeding and thereafter as needed to aid in establishment of vegetation. Non-Soil should make up no more than 10% of the soil content. At least ¼" of organic material should be present (Per SAWS Irrigation requirements).

Use appropriate mulching techniques where necessary, especially during cold periods of the year.

The following table lists recommended plant species for the Central Texas region depending on the season for planting.

Recommended Grass Mixture for Temporary Erosion Control		
Season	***Common Name***	***Pure Live Seed Rate (Lbs/Acre)***
Sep 1 - Nov 30	Tall Fescue Oats Wheat	4.5 24 34
May 1 - Aug 31	Foxtail Millet	34.0
Feb 15 – May 31 Sep 1 – Dec 31	Annual Rye	20.0

Areas receiving temporary seeding and vegetation shall be landscaped, re-seeded or sodded with perennial species to establish final vegetation at the end of construction. Vegetation for Final Stabilization Sodding or seeding may be used to establish vegetation for final stabilization of areas disturbed by construction activity. The vegetation must achieve a cover that is 70 percent of the native background vegetative cover to be considered final stabilization.

Grass seed for establishing final stabilization can be sown at the same time as seeding for temporary (annual) vegetation. Fertilizers are not normally used to establish native grasses, but mulching is effective in retaining soil moisture for the native plants.

Recommended Grass Mixture for Final Stabilization of Upland in **Rural Areas**				
Planting Date	***Clay Soils***		***Sandy Soils***	
	Species and Pure Live Seed Rate (Lbs/Acre)		***Species and Pure Live Seed Rate (Lbs/Acre)***	
February 1 – May 15	Green Sprangletop (Van Horn) Sideoats Grama (South Texas) Texas Grama (Atascosa) Slender Grama (Dilley) Shortspike Windmillgrass (Welder) Pink Pappusgrass (Maverick) Halls Panicum (Oso) Plains Bristlegrass (Catarina Blend) False Rhodes Grass (Kinney) Hooded Windmillgrass (Mariah) Arizona Cottontop (La Salle)	1.0 1.0 1.0 1.0 0.2 0.6 0.2 0.2 0.1 0.2 0.2	Green Sprangletop (Van Horn) Slender Grama (Dilley) Hairy Grama (Chaparral) Shortspike Windmillgrass (Welder) Pink Pappusgrass (Maverick) Plains Bristlegrass (Catarina Blend) Hooded Windmillgrass (Mariah) Multi-flowered False Rhoades Grass (Hidalgo) Arizona Cottontop (La Salle)	1.0 2.0 0.6 0.4 0.6 0.2 0.3 0.1 0.2

(Source: TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges, Item 164)

Recommended Grass Mixture for Final Stabilization of Upland in **Urban Areas**				
Planting Date	***Clay Soils***		***Sandy Soils***	
	Species and Pure Live Seed Rate (Lbs/Acre)		***Species and Pure Live Seed Rate (Lbs/Acre)***	
February 1 – May 15	Green Sprangletop Bermudagrass Sideoats Grama (South Texas) Buffalograss (Texoka)	0.3 2.4 3.6 1.6	Green Sprangletop Bermudagrass Buffalograss (Texoka)	0.3 4.8 1.6

(Source: TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges, Item 164)

Installation Schedule:	Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. *In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased.*
Installation, Maintenance and Inspection:	Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Vegetation for final stabilization must be maintained until the vegetative cover is 70 percent of the native background vegetative cover. Vegetation should be inspected every 7 days to ensure that the plant material is established properly and remains healthy. Bare spots shall be reseeded and/or protected from erosion by mulch or other measures. Accumulated sediment deposited by runoff should be removed to prevent smothering of the vegetation. In addition, determine the source of excess sediment and implement appropriate measures to control the erosion.

Responsible Staff:	The operator responsible for installation and maintenance of stabilization measures will be indicated on the "Operator Responsibilities" page in Appendix G for the associated construction activity. After acceptance or completion of the General Contractor / Operator's work, the Owner will be responsible.
Location:	On portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Locations will be indicated on the site map.

EC3 *Hydromulch / Hydroseed*

BMP Description:
Hydraulic mulch (Hydromulch) is the application of an aqueous mixture of seed, water, fertilizer, mulch, and tackifier to the seedbed that can be used for establishment of temporary or permanent vegetation. It temporarily protects exposed soil from erosion by raindrop impact or wind.

Suitable Applications:

- Disturbed areas that will remain inactive for longer than permit required thresholds (e.g., 14 days) or otherwise requiring temporary protection until permanent stabilization is established.
- Soil stockpiles
- Slopes with exposed soil between existing vegetation such as trees or shrubs.
- Slopes planted with live, container-grown vegetation or plugs.

Implementation:

- Apply according to manufacturer specifications located immediately behind this section.
- Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking up and down the slopes.
- To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.
- May require a second application in order to remain effective for an entire rainy season.
- Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.
- Paper based hydraulic mulches alone shall not be used for erosion control.

Materials:

Hydraulic Mulches
Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources. Wood fiber applied alone is typically applied at the rate of

- 2,000 to 4,000 lb/acre.

Hydraulic Matrices
Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area:

- 2,000 to 4,000 lb/acre wood fiber mulch, and
- 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix
Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective. BFMs are typically applied at rates from

- 3,000 lb/acre to 4,000 lb/acre

Installation Schedule:	Initiate stabilization measures immediately on portions of the site where construction activities have temporarily or permanently ceased and will not resume for a period exceeding 14 calendar days. Do not apply immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

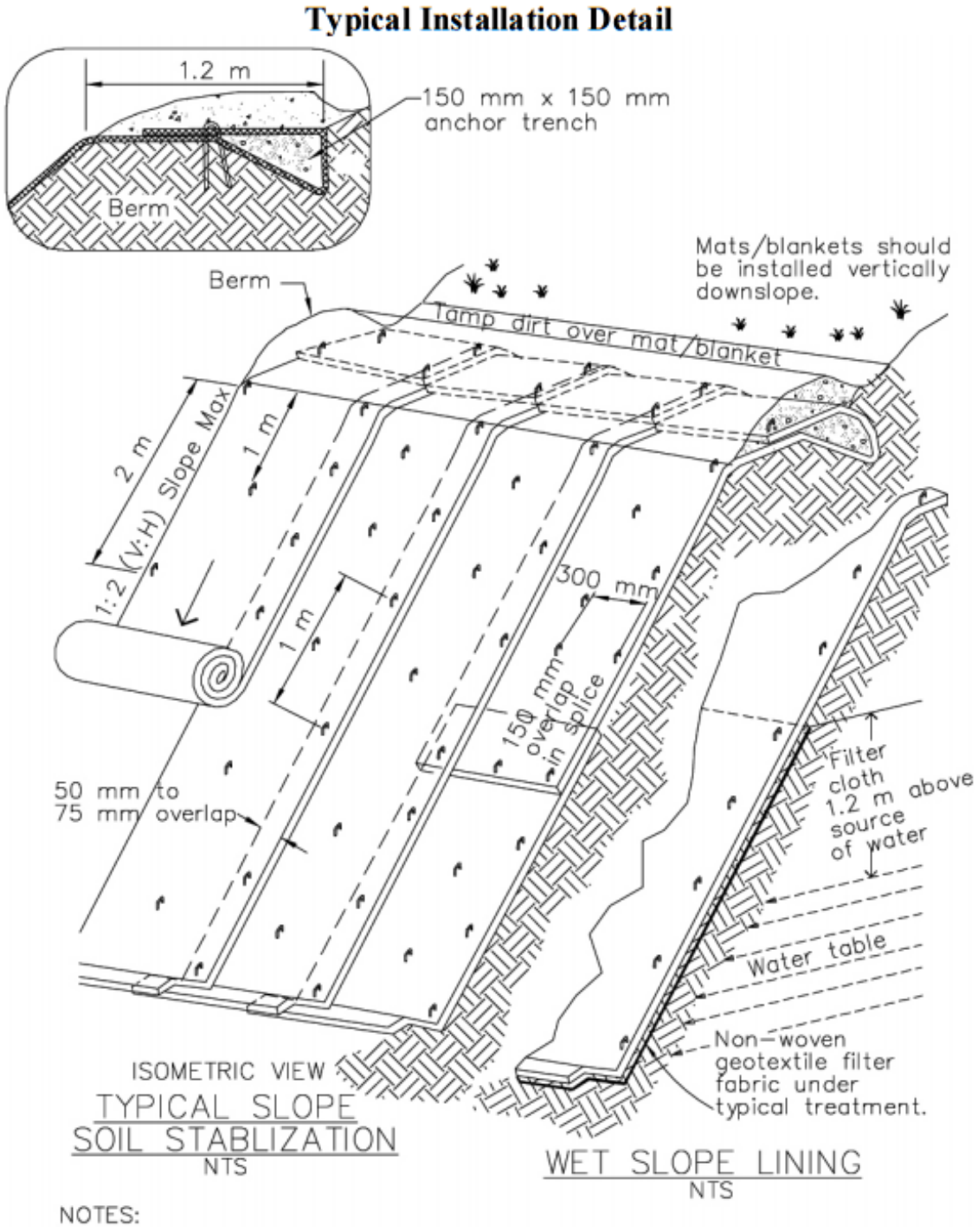
Installation, Maintenance and Inspection:	Hydromulch may be applied on any disturbed soil. Interim or final grading must be completed prior to application, minimizing all steep slopes. In addition, all necessary erosion structures such as dikes, swales, diversions, should also be installed. A proper seedbed shall be prepared before seeding. Inspect every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater to ensure mulch doesn't wash away or blow from wind. Inspect for sufficient coverage density according to the manufacturer's recommendations. If application is not adequate, reapplication is needed. Reapply in bare areas or areas of sparse density, or where hydromulch has migrated due to storm events. Application rates for seed and/or hydromuch are to be determined by the respective jurisdictional agency or manufactures recommendations, whichever are more stringent.
Responsible Staff:	Each General Contractor / Operator is responsible for implementing temporary stabilization measures in areas of their work where construction temporarily ceases for a period exceeding 14 days, and for permanent stabilization measures at waste water treatment plants, sanitary sewer lift stations, creek crossings, basins, channels, and any water quality features. The Owner is responsible for stabilization measures in landscaped channels and common areas along Mustang Vista Blvd and on finished lots in residential units.
Location:	On disturbed areas and bare soil where construction activities have ceased and will not resume for a period exceeding 14 calendar days. Slopes that are steeper than 3:1 should be covered with appropriate soil stabilization matting as described in the following section to prevent loss of soil and seed. Locations will be indicated on the site map.

EC4 Erosion Control Blanket (i.e. "Curlex")

BMP Description:
Geotextile erosion control blankets and matting material can be used as an aid to control erosion on critical sites during establishment period of protective vegetation. Seed will be applied in these areas with the blanket to quickly establish temporary or permanent vegetation. It is used on areas of steep slopes (greater than 4:1) and for areas of concentrated flow (i.e. swales).

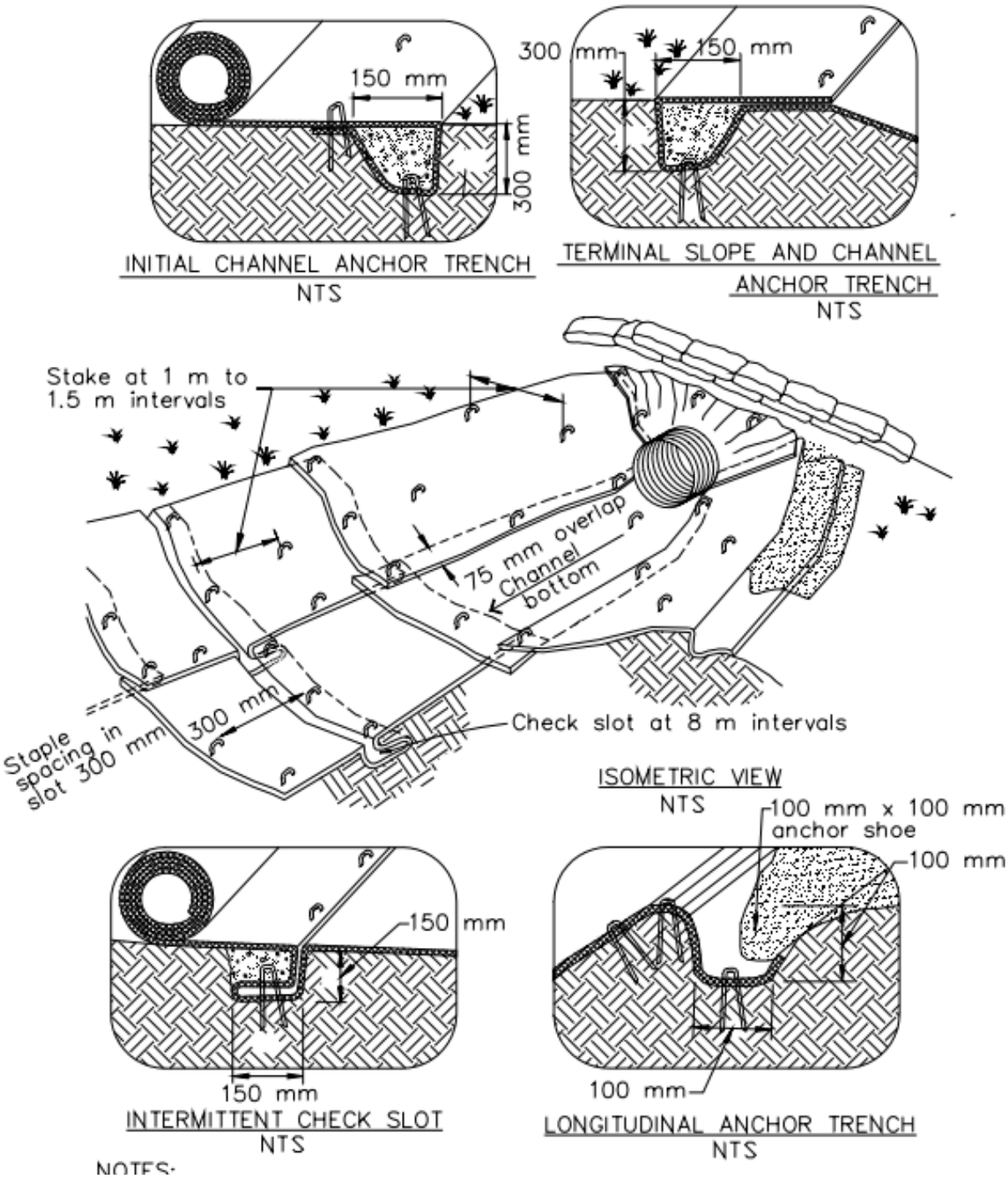
Installation Schedule:	Initiate stabilization with geotextiles immediately on portions of the site where construction activities have ceased and will not resume for a period exceeding 14 calendar days.
Installation, Maintenance and Inspection:	Inspect every 7 days to ensure blanket is in good contact with the soil, for adequate stapling of the blanket and for undermining following rain events. Repair or reinstall areas of erosion or where the blanket has been damaged or removed.
Responsible Staff:	The operator responsible for installation and maintenance of erosion control blankets will be indicated on the "Operator Responsibilities" page in Appendix G for the associated construction activity. After acceptance or completion of the General Contractor / Operator's work, the Owner will be responsible.
Location:	On disturbed areas and bare soil where construction activities have ceased and will not resume for a period exceeding 14 calendar days. The most common uses are in channels, swales, diversion dikes, and on short, steep slopes where erosion hazard is high and planting is likely to be slow to establish adequate protective cover; and on stream banks where moving water is likely to wash out new vegetative plantings. Apply at a rate to sufficiently cover the disturbed soil with wood fiber matrix or equivalent erosion control. Locations will be indicated on the site map.

Blankets and Mats installed on Slopes



Blankets and Mats in Channels

Typical Installation Detail



NOTES:

EC5 Sod Stabilization

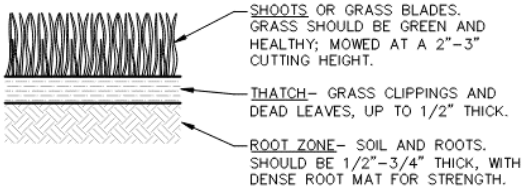
BMP Description:
Sodding is the application of sod rolls or mats to rapidly establish a permanent grass cover to stabilize disturbed areas. Sodding can be used to prevent channel erosion by protecting soil surfaces and decreasing flows and velocities, through in-channel and upland flow retardance and infiltration. Sodding stabilizes disturbed areas to minimize erosion by decreasing the velocity of sheet flow.

Installation Schedule:	Initiate stabilization with sod immediately on portions of the site where construction activities have ceased and will not resume for a period exceeding 14 calendar days.
Installation, Maintenance and Inspection:	Before laying the sod, clear the soil surface of stones, debris sticks and clods larger than 2 inches in diameter. Non-Soil should make up no more than 10% of the soil content. At least ¼" of organic material should be present. Turfgrass must have 4" of soil for new construction. If sod is found directly on rock or hardpan: pull sod and add 4 inches of soil (Per SAWS Irrigation requirements). Grade the surface, filling or leveling to avoid standing water, and to achieve a level final grade. Firm the soil by rolling or cultipacking. Avoid excessive compaction from the use of heavy equipment on the area. Install the sod no later than 7 days after final grading of the channel or area. The sod must be moist, and installation should be completed within 2 days of harvest. Begin placement downslope, and progress upslope. Placement shall be in staggered rows, as in laying bricks, at right angles to the direction of flow. For grassed waterways, edges should butt tightly together. Extend the sod sideward from the channel centerline to a point at least 1 foot in elevation above the flowline elevation. Along the perimeter of the sodded area, one strip of sod should be extended outward a minimum of 30 inches beyond others at 8-foot intervals or closer. On slopes of 3:1 or greater, or wherever erosion may be a problem, secure the sod with stakes or staples. In critical areas, secure sod with netting and staples. Roll newly installed sod to establish firm contact between roots and soil. Irrigate well after rolling. Keep the sodded areas moist until the grass takes root. Inspect every 7 days to ensure adequate coverage of disturbed areas. Reinstall sod in areas that have been damaged or removed.
Responsible Staff:	The General Contractor / Operator installing the water quality pond, landscape or hardscape is responsible for sod installation and maintenance until the sod takes root.
Location:	On disturbed areas and bare soil where construction activities have ceased and will not resume for a period exceeding 14 calendar days. Sodding may be used where initial flow velocity is low to moderate. Sodding can be applied to unstabilized ponds, swales, ditches, or diversions where flow velocities are less than five (5) feet per second. Sodding is also applicable to any disturbed area with overland flow runoff. Sod will be used in professionally landscaped areas such as common areas or near community monuments and recreation centers, areas around drop inlets or in grassed swales, where quick use or aesthetics are factors. See SWPPP site map will identify sod placement locations



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



APPEARANCE OF GOOD SOD



CORRECT



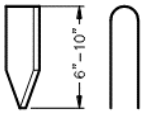
INCORRECT

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

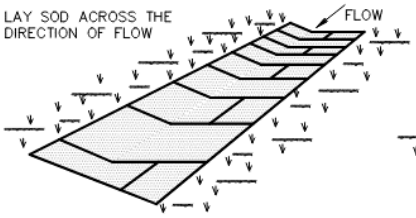
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

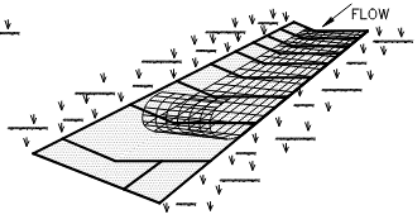
SOD INSTALLATION





USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.





IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE

EC6 Mulching

BMP Description:

Mulching is the application of a uniform layer of organic material over barren areas to reduce the effects of erosion from rainfall. Mulch may be used by itself to temporarily stabilize bare areas or with seed to establish final stabilization of bare areas. Mulch protects the soil from erosion and moisture loss by lessening the effects of wind, water, and sunlight. It also decreases the velocity of sheet flow, thereby reducing the volume of sediment-laden water flow leaving the mulched area.

Types of mulch include compost mixtures, straw, wood chips, bark, or other fibers. Commercialized surface treatments that combine straw or other mulch material with organic or inorganic soil binding systems are also available and are particularly useful on steep slopes.

Mulch is frequently applied with seeding for vegetation. Mulch may also be applied with commercially available polymers for soil surface treatment to bind the mulch with the soil. This method is particularly useful on steep slopes.

Installation Schedule:	Initiate stabilization of disturbed soil with mulch immediately on portions of the site where construction activities have ceased and will not resume for a period exceeding 14 calendar days.
Installation, Maintenance and Inspection:	Mulch should be applied in an even and uniform manner where concentrated water flow is negligible. Do not apply mulch within the ordinary high-water mark of natural surface waters or within the design flow depth of constructed ditches and channels. Mulch may consist of straw mulch, chipped site vegetation, erosion control compost, or other suitable material. Immediately upon completion of planting of seed and fertilizing, spray or hand spread hay mulch uniformly over the area at the rate of 2 tons of hay or hay mulch per acre. When watering seeded areas, use fine spray to prevent erosion of seeds or soil. Reseed any areas damaged by erosion for any reason. Mulching operation to follow seeding and fertilizing immediately in continuous operation. Care must be taken not to drive mulching equipment on seeded/planted areas. Inspect every 7 days for thin or bare spots caused by natural decomposition or weather related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection. Excess mulch should be brought to the site and stockpiled for use during the maintenance period to dress problem spots.
Responsible Staff:	The operator responsible for installation and maintenance of stabilization measures will be indicated on the “Operator Responsibilities” page in Appendix G for the associated construction activity. After acceptance or completion of the General Contractor / Operator’s work, the Owner will be responsible.
Location:	Mulch may be applied on most areas disturbed by construction that require surface protection including: Freshly seeded or planted areas; Disturbed areas at risk of erosion due to the time period being unsuitable for growing vegetation; Disturbed areas that are not conducive to vegetation for temporary stabilization.

SECTION 3: SPILL PREVENTION AND CONTROL

3.1 Spill Prevention and Control Measures

Description and Purpose: Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals
- Fuels
- Lubricants
- Other petroleum distillates

Implementation

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Place proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well organized, and equipped with ample clean supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Use the following measures related to specific activities:

Vehicle and Equipment Maintenance

- If maintenance must be performed onsite, use a designated area and secondary containment, located away from drainage courses, to prevent the run on of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.

Vehicle and Equipment Fueling

- If fueling must be performed onsite, designate areas located away from drainage courses to prevent the run on of stormwater and the runoff of spills.
- Discourage “topping off” of fuel tanks.

3.2 Spill Response Plan

Response Action: In the event of a hazardous substance spill or release, immediately take the following measures to keep the spill from entering sewer or storm drains, spreading off-site, or affecting public health. In all cases caution and common sense must be maintained with the primary goal being to prevent and/or limit personal injury.

Stop, contain, and clean up the chemical spill if:

- The spilled chemical and its hazardous properties have been identified;
- The spill is small and easily contained;
- Responder is aware of the chemicals' hazardous properties.

1) If possible, shut off the source of the spill immediately.
2) Notify spill contact person & other emergency contact(s): immediate supervisor, owner, project manager, onsite representative, etc.
3) Use appropriate personal protective equipment depending on the spilled material.
4) Use absorbent materials, such as absorbent pads, floor sweeping compound or kitty litter to contain spills that are relatively small in nature and where the spilled chemical and its hazardous properties have been properly identified and assessed.
5) Cover/block any drains/catch basins in the spill area to prevent material from entering into the stormwater system, sanitary sewer system or septic system.
6) Collect spent absorbent materials and rags in a leak-proof container or bag and dispose of at an authorized hazardous waste disposal facility.
7) Obtain a waste disposal manifest or receipt from the disposal facility and retain for records retention.
8) Document the following information and include in the SWPPP using a Spill Report form located in Appendix "N":

    a. The date and time of the spill or release.
    b. The identity or chemical name of any material released or spilled.
    c. An estimate of the quantity of material released or spilled and the time or duration of the event.
    d. The exact location of the spill.
    e. The extent of actual and potential water pollution.
    f. The actions that caused the spill and the source of the spilled material.
    g. The name, address, and phone number of the party in charge of, or responsible for, the spill.
    h. The steps were taken to clean up the spill and any precautions taken to minimize impacts.
    i. Possible hazards to the environment (air, soil, water, wildlife, etc.).
    j. The identities of any representatives responding at the scene.
    k. The identities of the party responsible for removal and disposal of any cleanup materials.
    l. Include a disposal manifest or receipt from the disposal facility and retain for records retention.

If a spill or release cannot be controlled or injuries have occurred due to the release, the following procedures should be implemented:

1) Evacuate immediate area, and provide care to the injured- Call 911.
2) If potential fire or explosion hazards exist initiate evacuation procedures- Call 911;
3) Notify spill contact person & other emergency contact(s): your immediate supervisor, owner, project manager, onsite representative, etc…;
4) Respond defensively to any uncontrolled spills:
   - Use appropriate personal protective equipment when responding to any spill;
   - Attempt to shut off the source of the release (if safe to do so);
   - Eliminate sources of ignition (if safe to do so);
   - Protect drains by use of adsorbent, booms or drain covers (if safe to do so).
5) Notify onsite emergency contact(s);
6) Notify other trained staff to assist with the spill response and cleanup activities;
7) If necessary, coordinate response activities with local emergency personnel (fire department);
8) Be prepared to provide SDS information to fire department, EMT, hospital or physician;
9) Notify appropriate agency if a release has entered the environment. Refer to Notification and Reporting section below for reporting thresholds.

Evacuation Procedures:
In the event of a hazardous substance release that has the potential for fire, explosion or other human health hazards the following procedures will be implemented:

- Facility staff will be notified of evacuation by one or more of the following method(s): Verbal, Portable Radio, Alarm, Car Horn;
- Notification to emergency services will be performed- Call 911;
- Facility staff will follow predetermined evacuation routes and assemble at designated areas. Evacuation maps must be displayed throughout the facility;
- Individuals responsible for coordinating evacuations must confirm if the business has been completely evacuated;
- Facility staff will be made familiar with evacuation procedures during new employee orientation, and annual trainings thereafter;
- Designated emergency response contacts will coordinate all activities with outside emergency personnel.

Important Contacts:	
Lennar Homes of Texas Land and Construction, Ltd. Division Environmental Manager(s) / Spill Contact Person(s):	**Spill Response Companies:**
Marcus Walters (830) 388-1002 Matthew Pineda (210) 394-3181	Alamo Environmental Inc. (Alamo 1): 800-322-5058 www.alamo1.com
Safety Data Sheets (SDS) from Verisk 3E:	800-451-8346

Notification and Reporting

THE LENNAR DIVISION ENVIRONMENTAL MANAGER AND THE LAND DEVELOPMENT MANAGER MUST BE CONTACTED PRIOR TO NOTIFYING A STATE OR FEDFERAL AGENCY OF A SPILL AS OUTLINDED BELOW. IN THE EVENT OF AN EMERGENCY SITUATION CALL 911 FIRST AND WHEN THE SITUATION IS UNDER CONTROL, CALL YOUR SUPERVISOR.

State Reporting Requirements:
In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the reportable quantity (RQ). The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules.
State of Texas Spill Reporting Hotline: **800-832-8224**

Federal Reporting Requirements:
The ***National Response Center (NRC)*** is the federal government's national communications center, which is staffed 24 hours a day by U.S. Coast Guard officers. The NRC is the sole federal point of contact for reporting all hazardous substances releases and oil spills. The NRC receives all reports of releases involving hazardous substances and oil that trigger federal notification requirements under several laws. The National Response Center requires spills to be reported if the spilled quantity is larger than that found in the typical construction site.
National Response Center Hotline: **800-424-8802**

Reportable Quantities:

Kind of spill	**Where discharged**	**Reportable quantity**	**Rule, statute, or responsible agency**
Hazardous substance	onto land	"Final RQ" in Table 302.4 in **40 CFR 302.4** (PDF)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Petroleum product, used oil	onto land	25 gallons	30 TAC 327
	directly into water	enough to create a sheen	
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

Source: TCEQ Table of Reportable Quantities (https://www.tceq.texas.gov/response/spills/spill_rq.html)

When making a telephone report of a spill or pollution complaint, it will be helpful if the following information at hand:

- The date and time of the spill or release.
- The identity or chemical name of any material released or spilled, as well as whether the substance is extremely hazardous.
- An estimate of the quantity of material released or spilled and the time or duration of the event.
- The exact location of the spill, including the name of waters involved or threatened, and any other media affected by the release or spill.
- The extent of actual and potential water pollution.
- The source of the release or spill.
- The name, address, and phone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill. If that party is not at the site, also have the name and phone number of the party at the site who is in charge of operations.
- The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts, including evacuation.
- The extent of injuries, if any.
- Any known or anticipated health risks associated with the incident and, where appropriate, advice regarding medical attention necessary for persons exposed.
- Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of the contaminant for the state's hazard assessment.
- The identities of any government or private-sector representatives responding at the scene.

3.3 SPCC Requirements – Title 40 CFR part 112 (Oil Pollution Prevention)

Introduction:

The Spill Prevention, Control, and Countermeasures rule establishes requirements to prepare and implement SPCC Plans. SPCC Plans complement existing laws, regulations, rules, standards, policies, and procedures pertaining to safety, fire prevention, and oil pollution prevention. The purpose of an SPCC Plan is to form a comprehensive oil spill prevention program that minimizes the potential for discharges. The SPCC Plan must address all relevant spill prevention, control, and countermeasures necessary at the specific facility.

Section 112.1 establishes the general applicability of the SPCC rule.

The SPCC rule applies to facilities that:

- Are non-transportation-related;
- Have an aboveground oil storage capacity of more than 1,320 U.S. gallons or a completely buried oil storage capacity greater than 42,000 U.S; and
- Could reasonably be expected to discharge oil to navigable waters or adjoining shorelines in quantities that may be harmful.

Defining the "Facility"

A "facility" is defined under federal SPCC requirements to include "any contiguous or non-contiguous building, property, parcel, lease, structure, installation" in which oil is stored or used, and this includes construction sites. The regulations give some discretion in defining the facility, and a single construction site owned by Lennar Homes of Texas Land and Construction, Ltd. may include several distinct facilities. In defining the facility, it is appropriate to consider various factors such as who owns the land, who owns the buildings, structures and equipment, who operates the buildings, structures and equipment, and the type and timing of activity taking place at the site. Lennar Homes of Texas Land and Construction, Ltd. projects typically involve various land development activities, each activity is separate, and each is conducted by a different facility operator. Therefore each construction activity at a single construction site should be defined as a separate "facility" for SPCC purposes. The contact information for the Operator conducting the construction activity at each facility is located in Appendix G: Additional Operators and Responsibilities.
Based on consideration of the relevant regulatory factors, it would be appropriate to define the facility in the following manner: Areas undergoing "major" construction activity such as demolition, earth moving/mass grading, site concrete, underground utilities, and paving activities, or dedicated concrete or asphalt batch plant operations, can each be defined as a separate "facility".
Each of these activities typically occur during separate stages of land development; they each involve distinct equipment and activities; and, they are each typically under the control and ownership of separate General Contractors who are responsible for making decisions regarding the use and control of oil storage and transfer for their activity. Each facility will be subject to the SPCC Plan requirements only if it independently exceeds the 1,320 gallon oil storage capacity threshold. In that case, the SPCC Plan shall be prepared and implemented by the General Contractor / Operator responsible for the construction activity at the facility.

If applicable, the SPCC plan will be kept onsite.

SECTION 4: INSPECTIONS

4.1 Inspection Schedule and Procedures

The site inspections will be performed by personnel knowledgeable of CGP, familiar with the construction site, knowledgeable of the SWPPP for the site. The contact information of the assigned inspection personnel are listed in the contact list in Section 1.1 and qualifications of the inspector are included in Appendix "H".

Inspection personnel must inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, discharge locations, and structural controls for evidence of, or the potential for, pollutants entering the drainage system. Sediment and erosion control measures identified in the SWPPP must be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

A report summarizing the scope of the inspection, the date(s) of the inspection and major observations relating to the implementation of the SWPPP will be made and retained as part of the SWPPP. Major observations will include: the locations of discharges of sediment or other pollutants from the site; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed. Actions taken as a result of inspections will be described within, and retained as part of the SWPPP. Reports will identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report will contain a certification that the facility or site is in compliance with the SWPPP and the Construction General Permit. The report will be signed by a person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports), or by a Duly Authorized Representative (DAR). See Section 4.2 for a list of the delegated Duly Authorized Representatives (DARs) and Appendix "I" for copies of the Delegation of Signatories form authorizing the DAR to sign reports. See 2023 CGP Renewal Amendment

Based on the results of the inspection, the SWPPP shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP shall be completed within 7 calendar days following the inspection.

When conducting post rainfall inspections, the rainfall totals are obtained from a website that utilized the Citizen Weather Observer Program (CWOP) to record weather data and are taken from the Weather Station that is nearest to the site, but within 5 miles whenever possible. The current weather onsite is visually observed and is noted on the current inspection report as well.

Inspection reports will be completed using StormPro, a web-based SWPPP inspection and reporting database. After completing the inspection, the inspector will enter the information into the inspection report and save it in the database. The inspection report is distributed by via email to the Construction Manager, (the onsite representative(s) of Lennar) and to the Erosion and Sediment Control maintenance contractor to be used as a checklist to address the corrective action items. Once all the corrective actions identified in the current report are completed, the corrective action manager will electronically document the inspection report with actions taken as a result of the inspection. A Duly Authorized Representative of Lennar and the BMP inspector will electronically sign the inspection report. See 2023 CGP Renewal Amendment

Inspection Frequency

BMP inspections will be completed according to the following schedule:

☒ **At least once every 7 calendar days.** The inspection schedule of once every 7 calendar days is an alternative to the inspection schedule of once every 14 calendar days and within 24 hours of a storm event of 0.5 inches or greater. This alternative inspection schedule is authorized by Part III. F. 7. a. of the TXR150000 Construction General Permit.

☐ **At least once every 7 calendar days and within 24 hours of the end of a storm event of .5 inches or greater.**

Where the site has been finally or temporarily stabilized, inspections will be conducted at least once every month. Changes to the inspection schedule can only be changed once per month and implemented within the first five business days of a calendar month. See 2023 CGP Renewal Amendment

If the inspection frequency changes to once every 14 days and within 24 hours of a storm event of 0.5" or greater or to once every month, the reason for the change and the dates that the change is effective will be listed below.

Alternate Inspection Schedule		Date range of alternate inspection schedule.	Reason for changing inspection schedule:
14 days/ post rain	Monthly	Beginning Date--Ending Date	
☐	☐	--	
☐	☐	--	
☐	☐	--	
☐	☐	--	

Inspect areas during business hours and only if there is safe access. In the event it is unsafe to inspect certain areas, make a notation of the circumstances on the inspection report. In the event none of the BMPs are safely accessible, attempt to inspect the discharge point(s) and downstream of the discharge points to determine the condition and quality of the discharge from the site. Missed inspections will be conducted as soon as the conditions are safe (for example, the next day after the storm or condition that created the unsafe condition).

If the inspector observes or suspects contaminated soil as evidenced by discoloration, odors, oily appearance or buried debris, the inspector shall immediately contact the site supervisor. The site supervisor shall contact the Lennar Division Environmental Manager (DEM) and, as appropriate, implement "Spill Prevention and Control" measures and procedures (Section 3.1). If upon discovery the responsible party is identified by the site supervisor, the responsible party will be directed to take prompt action to respond, clean, and dispose of the suspected contaminated soils. If the responsible party is not identified after the discovery, the DEM will coordinate identification of the potential contamination and proper disposal. The DEM will notify appropriate federal, state, and local agencies as required. Contaminated soil will be disposed of properly in accordance with all applicable regulations.

Adverse Conditions:

Requirements for inspections may be temporarily suspended for adverse conditions. Adverse conditions are conditions that are either dangerous to personnel (e.g., high wind, excessive lightning) or conditions that prohibit access to the site (e.g., flooding, freezing conditions). Adverse conditions that result in the temporary suspension of a permit requirement to inspect must be documented and included as part of the SWP3. If an adverse condition suspends requirements for inspections the date and time of the adverse condition, names of personnel that witnessed the adverse condition, and a narrative for the nature of the adverse condition will be documented on the inspection report, or on the inspection report for the next inspection performed.:

In the event of flooding or other adverse conditions which prohibit access to the site, the inspection must be conducted as soon as access is practicable. See 2023 CGP Renewal Amendment

Inspection Protocols:

- Inspect each drainage area indicated on the SWPPP Site Map for the presence of authorized and unauthorized non-stormwater discharges.
- Inspect all stormwater controls (including existing BMPs, areas of disturbance, areas of stabilization, all material and equipment storage, and all outfall/discharge locations including downstream areas if accessible) to ensure that the controls are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Inspect locations where vehicles enter or exit the site for evidence of off-site sediment tracking.
- Look for any spills, leaks or uncontrolled pollutant sources.
- Note the presence or absence of floating materials, sheen on the surface, discolorations, odors, and/or sources of any observed pollutants.
- If there is a breach or spill, or if there are indications of the presence of visible or non-visible pollutants in the discharges at the outfalls, locate the source(s), follow spill response procedures, where applicable.
- Determine if BMPs have been properly implemented according to the SWPPP.
- Determine if additional or upgraded BMPs are necessary.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Identify any incidents of noncompliance observed during the inspection.
- Determine if the SWPPP needs to be amended.
- If an inspection is performed when discharges from the construction site are occurring: identify all discharge points at the site, observe and document the visual quality of the discharge (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other such indicators of pollutants in stormwater).
- If it is determined during the inspection that maintenance, repairs, or installation of additional or more appropriate BMPs is needed, begin implementing appropriate corrective actions as soon as practicable and prior to the next rain event if feasible.

Observation and Evaluation of Dewatering Controls:

Dewatering controls must be observed and evaluated once per day on the days where dewatering discharges from the construction site occur.

A report summarizing the scope of any observation and evaluation must be completed within 24-hours following the evaluation. See 2023 CGP Renewal Amendment

4.2 BMP Maintenance

All stormwater best management practices identified in the SWPPP must be maintained in effective operating condition. If, through inspections or other means, it is determined that BMPs are not operating effectively, then maintenance shall be performed as necessary to maintain the continued effectiveness of stormwater controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented in the SWPPP and maintenance must be scheduled and accomplished as soon as practicable.

Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

If periodic inspections or other information indicates a control has been used incorrectly, is performing inadequately, or is damaged, then the operator shall replace or modify the control as soon as practicable after making the discovery.

Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the accumulations are on property not owned by Lennar Homes of Texas Land and Construction, Ltd., Lennar Homes of Texas Land and Construction, Ltd. will work with the owner or operator of the property to remove the sediment.

4.3 Recordkeeping

- Actions that need to be taken as a result of the inspection or observation of dewatering controls are entered into an electronic inspection form on StormPro, a web-based SWPPP inspection and reporting database. See 2023 CGP Renewal Amendment
- If for any reason the StormPro system is not available, inspections or observation of dewatering controls will be documented in hard copy format using the inspection form included in the SWPPP. See 2023 CGP Renewal Amendment
- Completely fill out the inspection report to document the conditions found during the inspection.
- Describe any actions needed and the location of the action needed in the corrective action log (Section G of the inspection report) and include a description of any additional BMPs that need to be installed.
- Review previous inspection reports that may have open corrective action items to confirm they have been completed.
- The inspector and the Duly Authorized Representative of the Owner will electronically sign and certify the inspection.
- Upon completion of an action item, the corrective action manager will electronically initial and date when corrective actions were completed on the corrective action log.
- The inspection form will not be downloaded until all of the corrective action items have been addressed and documented as complete.
- Amend the SWPPP within 7 days if the inspection reveals there are SWPPP deficiencies and keep the amendments and an amendment log in the SWPPP.
- All documents will be kept for a minimum of 3 years from the acceptance of the NOT.

Updating the site map:

Document and update on the site map as site conditions or locations of BMPs change throughout construction. Create a legend that includes symbols for all the items that will be tracked on the SWPPP site map. Use the symbols to track the locations of the BMPs on the SWPPP site map. The items that will be tracked include the following:

- Property boundaries See 2023 CGP Renewal Amendment
- Active areas of construction,
- Current and up to date boundaries of operational control,
- Discharge locations,
- Areas of soil disturbance (cut or fill),
- Locations of sensitive habitats, watercourses, or other features which are not to be disturbed,
- Surface waters (including wetlands) either at, adjacent, or in close proximity to the site, and also indicate whether those waters are impaired. See 2023 CGP Renewal Amendment
- Sediment and erosion controls,
- Temporary and permanent stabilization,
- Waste disposal areas including dumpsters and portable toilets,
- Material storage/staging areas,
- Vehicle/equipment storage areas,
- Stockpiles,
- Stabilized entrances or exits

Track the dates of the following items on the “BMP Tracking Map” located in Appendix “B” for each construction activity.

- Start of major grading activity;
- Completion of major grading activity;
- Temporary and final stabilization;
- Addition or reduction in acreage

At the completion of land development activity in the various residential sections, Lennar Homes of Texas Land and Construction, Ltd. will transfer ownership of the finished lots to various homebuilders. Residential lots that have been sold to other homebuilders will be identified as “not under SWPPP control,” and the date that ownership transferred will be recorded on the SWPPP site map.
The site map will be kept as a permanent record. If a site map becomes too cluttered with documentation, a new site map will be developed and up dated and the old site map will be kept as a permanent record in the SWPPP. The old site map is not to be discarded under any circumstances.

A sample copy of the inspection form is included on the next page.

LENNAR®

If this is a post-storm event inspection for a storm.5" or greater, then document the approximate rainfall amount (In inches) that triggered the post storm inspection: _____

Current Weather: ☐Clear ☐Cloudy ☐Mist ☐Rain ☐Sleet ☐Fog ☐Snowing

BMP Inspection Report

Community _____ **Date:** _____

A. Type of Inspection & Schedule

☐ General Inspection ☐ Post-Storm Event

Inspection Schedule: ☐ Every 7 calendar days ☐ Every 14 calendar plus post storm event ☐ Monthly ☐ Other: _____

B. Phase of Construction: (check all that apply)

☐ Pre-Construction ☐ Clearing/Demo/Grading ☐ Utilities & Streets ☐ Site Concrete ☐ Paving/Street Work ☐ Landscaping

☐ Vertical Construction ☐ Off-Site Backbone/Public Improvements ☐ Site Stabilized

C. Check the response for each question below:

Item #	Questions		Yes	No	N/A
1	Is the inspector qualified to perform this inspection?	☐	☐	--	
2	Are the inspector's qualifications documented in this SWPPP? (If not, amend and add to the SWPPP)		☐	☐	--
3	Were all home sites in our control inspected today? (N/A if land Development)	☐	☐	☐	

Note: Items 4 through 7 were intentionally deleted

D. Check the observed status of all items. Provide "Action Required" details and dates completed on the back of this page.

Item No.	Inspection Items	Not In Use	In Use & Acceptable	In Use & Action Required
8	Community perimeter controls			
9	Outfalls/Discharge points/Outlet protection			
10	BMPs at streams, rivers, lakes, ponds, 303(d) waters, wetlands, & protected areas			
11	Stabilized exits maintained/functional			
12	Track out in public streets			
13	Onsite streets & gutters free of sediment, silt, mud, & debris			
14	Disturbed areas			
15	Slope stabilization: Erosion control blankets, mulch, vegetation, soil binders etc.			
16	Erosion controls: EC blankets, vegetation, soil binders, mulch, etc.			
17	Wind Erosion Controls: Dust control, wind fence, water, palliatives, soil binders, etc.			
18	Slope drainage structures (engineered structures, ditches, drains, etc.)			
19	Temporary sediment basins/sediment traps			
20	Detention/Retention basins			
21	Turbidity barrier			
22	Drainage swales & channels			
23	Buffer strips			
24	Berms and dikes			
25	Check dams			
26	Gabions			
27	Silt fences			
28	Sand/gravel bags/rock socks			
29	Straw wattles/fiber rolls			
30	Cutback curbs			
31	Catch basins/ Inlet protection			
32	Construction materials properly stored & protected			
33	Stockpile management			
34	Trash/Debris bins used, not overflowing & regularly collected			
35	Proper disposal of litter, construction debris & liquid waste			
36	Sanitary waste facilities properly located and maintained			
37	Concrete wash outs			
38	Paint wash outs			
39	Non-stormwater discharges properly controlled (e.g. wash water, landscape			
40	Dewatering BMPs (e.g. filter bags, removable pump station, sump pit, etc.)			
41	Soil & paving free of stains from leaks from vehicles, power tools and/or equipment			
42	Secondary containment used for portable gas/diesel powered items			
43	Secondary containment used for bulk storage of oils, chemicals, fuels & liquid waste			
44	Material & equipment storage yards clean & maintained			
45	Drip barriers for equipment stored, parked, & under repair			
46	Other			

E. I have inspected all of the following: (All must be inspected)

All "In place" BMPs Yes ☐ No ☐
All construction entrances and exits Yes ☐ No ☐
All discharge locations Yes ☐ No ☐
All areas where stormwater flows within site Yes ☐ No ☐
All material storage areas Yes ☐ No ☐ NA ☐
All disturbed soils areas Yes ☐ No ☐ NA ☐
All equipment storage areas Yes ☐ No ☐ NA ☐
Construction support activity Yes ☐ No ☐ NA ☐

Was any portion of the site unsafe for access, inaccessible, and not inspected? Yes ☐ No ☐ If yes, explain: _____

_____

_____

Were there any discharges observed during the inspection? Yes ☐ No ☐ If yes, identify the discharge points, document the visua quality of any discharges and associated visible erosion and discharges of sediment if applicable. Identify action required in Section "G

Discharge Point	**Document the visual quality of discharges (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other such indicators of pollutants in stormwater below), associated visible erosion and discharges of sediment caused by the discharge if applicable.**

F. Since the last inspection has there been:

a) A change in design, construction, operation, or maintenance that may affect discharges of pollutants from our community? **Yes ☐ No ☐**
b) Changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs?
Yes ☐ No ☐
c) A regulatory agency inspection that caused changes to be made to the SWPPP or additional BMPs added in the community? **Yes ☐ No ☐**
d) Additional or different BMPs used or needed that are not included in the current list of BMPs in the SWPPP? **Yes ☐ No ☐**
e) Incident(s) of non-compliance observed? **Yes ☐ No ☐**

If "Yes" to any Section "F" question(s), describe the event; when, where, and why it happened; what action was taken & when. Be Specific.

_____

_____

_____

_____

_____

_____

If "YES" to any questions in Section "F", does the SWPPP need to be amended? (If "Yes" contact the DEM) Yes☐ No☐

General Comments: _____

_____

_____

_____

_____

_____

G. Describe any "Action Required" items checked on Section "D" and the necessary action needed. List the item number from table D.

Be specific on location of the work needed. Document, initial, & date when the action item work has been completed on this page.

Item #	**Description & Precise Location of Action Required Item(s)**	**Action Needed**	**Date Completed & Initial**

CERTIFICATION AND SIGNATURE

Inspection Date: _____

CGP Tracking No: _____

Community Name: _____

Certification and Signature by Contractor or Subcontractor (Third Party Inspector):

Check the following box if correct: ☐ There were no incidents of non-compliance noted during the inspection. The construction site is in compliance with the SWPPP and the Texas Construction General Permit.

By inserting my electronic signature below, I intend to sign this document and I hereby acknowledge and agree that my signature is being provided electronically and that my electronic signature and/or initials appearing on this report are the same as if I had affixed my original handwritten signature for the purpose of validity, enforceability, and admissibility. I acknowledge that I have access to this report.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the

best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Inspected By (Print Name): _____

Signature: _____ Date: _____

Company:_____

Certification and Signature by Permittee or "Duly Authorized Representative":

Check the following box if correct: ☐ There were no incidents of non-compliance noted during the inspection. The construction site is in compliance with the SWPPP and the Texas Construction General Permit.

By inserting my electronic signature below, I intend to sign this document and I hereby acknowledge and agree that my signature is being provided electronically and that my electronic signature and/or initials appearing on this report are the same as if I had affixed my original handwritten signature for the purpose of validity, enforceability, and admissibility. I acknowledge that I have access to this report.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or
"Duly Authorized Representative":

Signature: _____ Date: _____

Printed Name:_____Title:_____

LENNAR®

Texas Construction Dewatering Discharge Form

Observe and evaluate the dewatering controls at a minimum of once per day while the dewatering discharges occur from the construction site. Complete this form within 24 hours following the evaluation. Keep hard copy in the SWPPP.

A. General Information

Community:	TPDES Permit No.:	Evaluation Date:
Name:		
Title:		

B. Complete the following items for each active construction dewatering discharge onsite.

General Comments:

Dewatering Discharge Location: _____

Approximate times the dewatering discharge began and ended today. *(If the dewatering discharge is a continuous discharge that continues after normal business hours, just check the box labeled 'Continuous'.)*	Time discharge began today: _____ Time discharge ended today: _____ ☐ Continuous
Estimate of the rate of discharge during this inspection.	_____ gallons per day
Did you observe any indications of pollutant discharge at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution)?	☐ Yes ☐ No If Yes, document observations and actions needed in the table below. If No, proceed to the Certification and Signature section.

In the below table describe locations where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed. Document, initial, & date when the action taken has been completed on this page.

Date Noted:	**Description & Precise Location of Action Required Item(s):**	**Action Taken:**	**Date Actions Taken & Initial:**

C. Complete the following items for each active construction dewatering discharge onsite.

General Comments:

Dewatering Discharge Location: _____

Approximate times the dewatering discharge began and ended today. *(If the dewatering discharge is a continuous discharge that continues after normal business hours, just check the box labeled 'Continuous'.)*	Time discharge began today: _____ Time discharge ended today: _____ ☐ Continuous
Estimate of the rate of discharge during this inspection.	_____ gallons per day
Did you observe any indications of pollutant discharge at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution)?	☐ Yes ☐ No If Yes, document observations and actions needed in the table below. If No, proceed to the Certification and Signature section.

In the below table describe locations where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed. Document, initial, & date when the action taken has been completed on this page.

Date Noted:	**Description & Precise Location of Action Required Item(s):**	**Action Taken:**	**Date Actions Taken & Initial:**

[This area intentionally left blank.]

D. Complete the following items for each active construction dewatering discharge onsite.

General Comments:

Dewatering Discharge Location: _____

Approximate times the dewatering discharge began and ended today. *(If the dewatering discharge is a continuous discharge that continues after normal business hours, just check the box labeled 'Continuous'.)*	Time discharge began today: _____ Time discharge ended today: _____ ☐ Continuous
Estimate of the rate of discharge during this inspection.	_____ gallons per day
Did you observe any indications of pollutant discharge at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution)?	☐ Yes ☐ No If Yes, document observations and actions needed in the table below. If No, proceed to the Certification and Signature section.

In the below table describe locations where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed. Document, initial, & date when the action taken has been completed on this page.

Date Noted:	**Description & Precise Location of Action Required Item(s):**	**Action Taken:**	**Date Actions Taken & Initial:**

[This area intentionally left blank.]

E. Complete the following items for each active construction dewatering discharge onsite.

General Comments:

Dewatering Discharge Location: _____

Approximate times the dewatering discharge began and ended today. *(If the dewatering discharge is a continuous discharge that continues after normal business hours, just check the box labeled 'Continuous'.)*	Time discharge began today: _____ Time discharge ended today: _____ ☐ Continuous
Estimate of the rate of discharge during this inspection.	_____ gallons per day
Did you observe any indications of pollutant discharge at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution)?	☐ Yes ☐ No If Yes, document observations and actions needed in the table below. If No, proceed to the Certification and Signature section.

In the below table describe locations where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed. Document, initial, & date when the action taken has been completed on this page.

Date Noted:	**Description & Precise Location of Action Required Item(s):**	**Action Taken:**	**Date Actions Taken & Initial:**

[This area intentionally left blank.]

Were any incidents of non-compliance observed during this construction dewatering discharge inspection? ☐ Yes ☐ No
If Yes, describe the incident(s): when, where, and why it happened; what action(s) was taken and when. Be specific.

Certification and Signature by BMP Inspector:

Check the following box if correct: ☐ There were no incidents of non-compliance noted during the inspection. The construction site is in compliance with the SWPPP and the Texas Construction General Permit.

By inserting my electronic signature below, I intend to sign this document and I hereby acknowledge and agree that my signature is being provided electronically and that my electronic signature and/or initials appearing on this report are the same as if I had affixed my original handwritten signature for the purpose of validity, enforceability, and admissibility. I acknowledge that I have access to this report.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Inspected By (Print Name): _____ Title: _____

Signature: _____ Date: _____

Company: _____

Certification and Signature by Permittee or "Duly Authorized Representative":

Check the following box if correct: ☐ There were no incidents of non-compliance noted during the inspection. The construction site is in compliance with the SWPPP and the Texas Construction General Permit.

By inserting my electronic signature below, I intend to sign this document and I hereby acknowledge and agree that my signature is being provided electronically and that my electronic signature and/or initials appearing on this report are the same as if I had affixed my original handwritten signature for the purpose of validity, enforceability, and admissibility. I acknowledge that I have access to this report.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or
"Duly Authorized Representative":

Print Name: _____ Title: _____

Signature: _____ Date: _____

4.4 Delegation of Authority

As required by 30 TAC §305.128, all SWPPP reports shall be signed by a person described in 30 TAC §305.44(a) or by a duly authorized representative of that person provided that:

1. The authorization is made in writing by a person described in §305.44(a).
2. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated activity.
3. The written authorization is submitted electronically using the State of Texas Environmental Electronic Reporting System (STEERS), to the Executive Director of the TCEQ. (See Appendix "I" for copies of the Delegation of Signatories form. See 2023 CGP Renewal Amendment

Listed below is the contact information for the Duly Authorized Representatives or Positions that are authorized to sign SWPPP inspection reports.

Duly Authorized Representative(s) or Position(s):
VP of Land Development
Director of Land Development
Land Development Manager
Sr Land Development Manager
Division Environmental Manager
Safety and Environmental Manager

Lennar Homes of Texas Land and Construction, Ltd.
100 NE Loop 410, Suite 1155,
San Antonio, TX 78216

See Appendix "I" for copies of the Letters of Delegation to the Executive Director. See 2023 CGP Renewal Amendment

SECTION 5: SWPPP CERTIFICATIONS

This SWPPP shall signed and certified by the Owner, Lennar Homes of Texas Land and Construction, Ltd., and by all General Contractors / Operators in accordance with 30 TAC §305.128.

Blank SWPPP certification pages are kept in this section.

DocuSign Envelope ID: 7E8B466D-43C1-437E-85CD-18FF7AAD523D

OWNER'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Lennar Homes of Texas Land and Construction, Ltd., a
Texas limited partnership

By: U.S. Home Corporation, a Delaware corporation,
Its general partner

By: DocuSigned by:
C1AABF3E7777450...

Name: Brian Barron

Title: Division President

Date: 1/26/2022

TCEQ TPDES General Permit
No. TXR150000 Storm Water
CERTIFICATIONS

Project: Millbrook – Land Development

Certification of: Storm Water Pollution Prevention Plan

"I certify under penalty of law that this Storm Water Pollution Prevention Plan and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

SWP3 (SWPPP) Reviewer:

Thomas Lee Smith
Printed Name

CPESC No. 3667
Qualification



Signature

January 28, 2022
Date

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature: _____

Name: _____

Title: _____

Company Name: _____

Date: _____

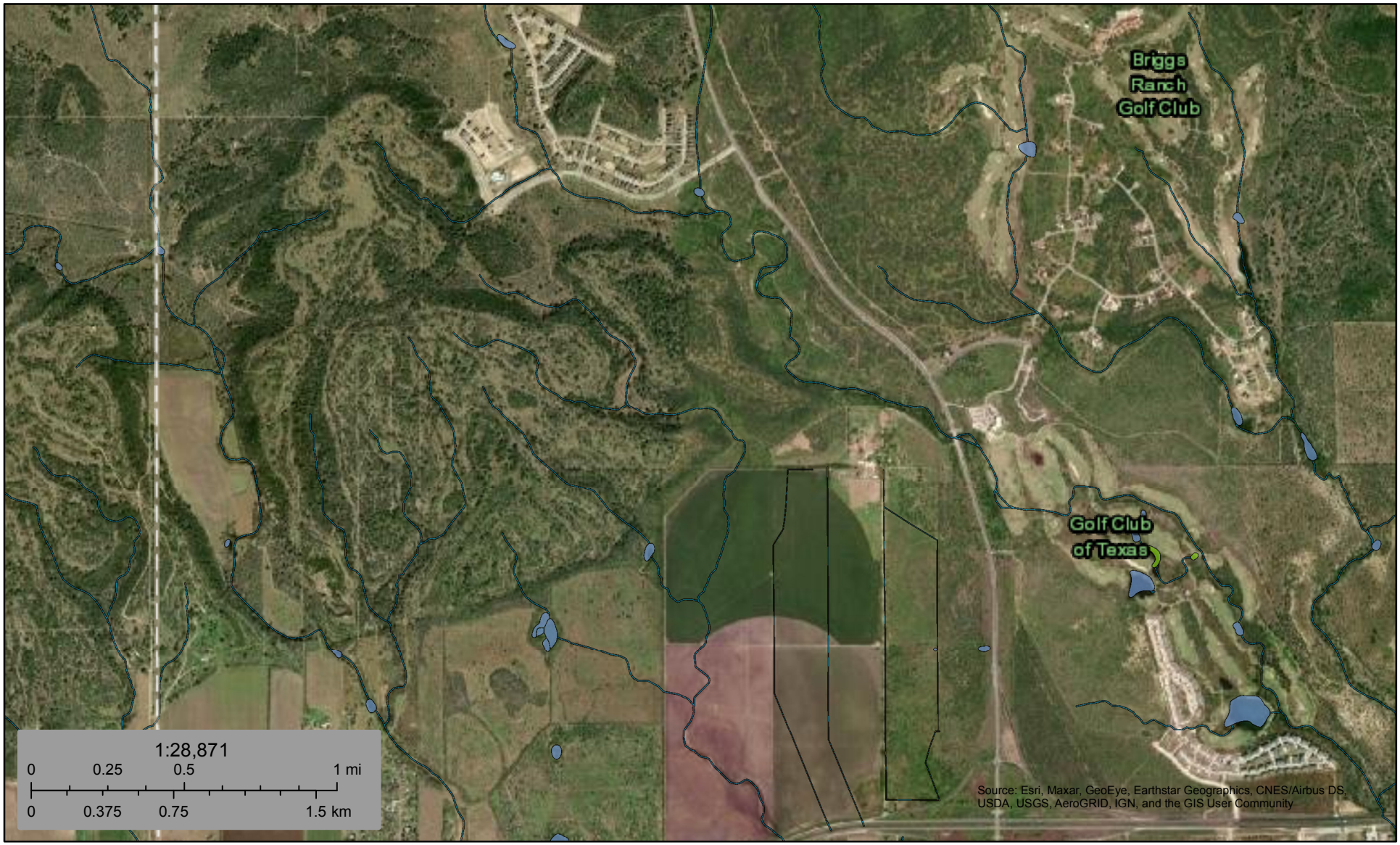
Appendix "A" General Location Map / Topo Map

See Amendment 003 – 5/26/2022
See Amendment 004 – 3/23/2023
See Amendment 005 – 6/19/2023
See Amendment 008 –11/1/2023
See Amendment 009 –11/1/2023
See Amendment 012 - 4/3/2024
See Amendment 014 –6/4/2024
See Amendment 020 –1/20/2025
See Amendment 023 –7/14/2025
See Amendment 027 –10/28/2025
See Amendment 031 – 3/17/2026

U.S. Fish and Wildlife Service

National Wetlands Inventory

Millbrook - Wetland



January 26, 2022

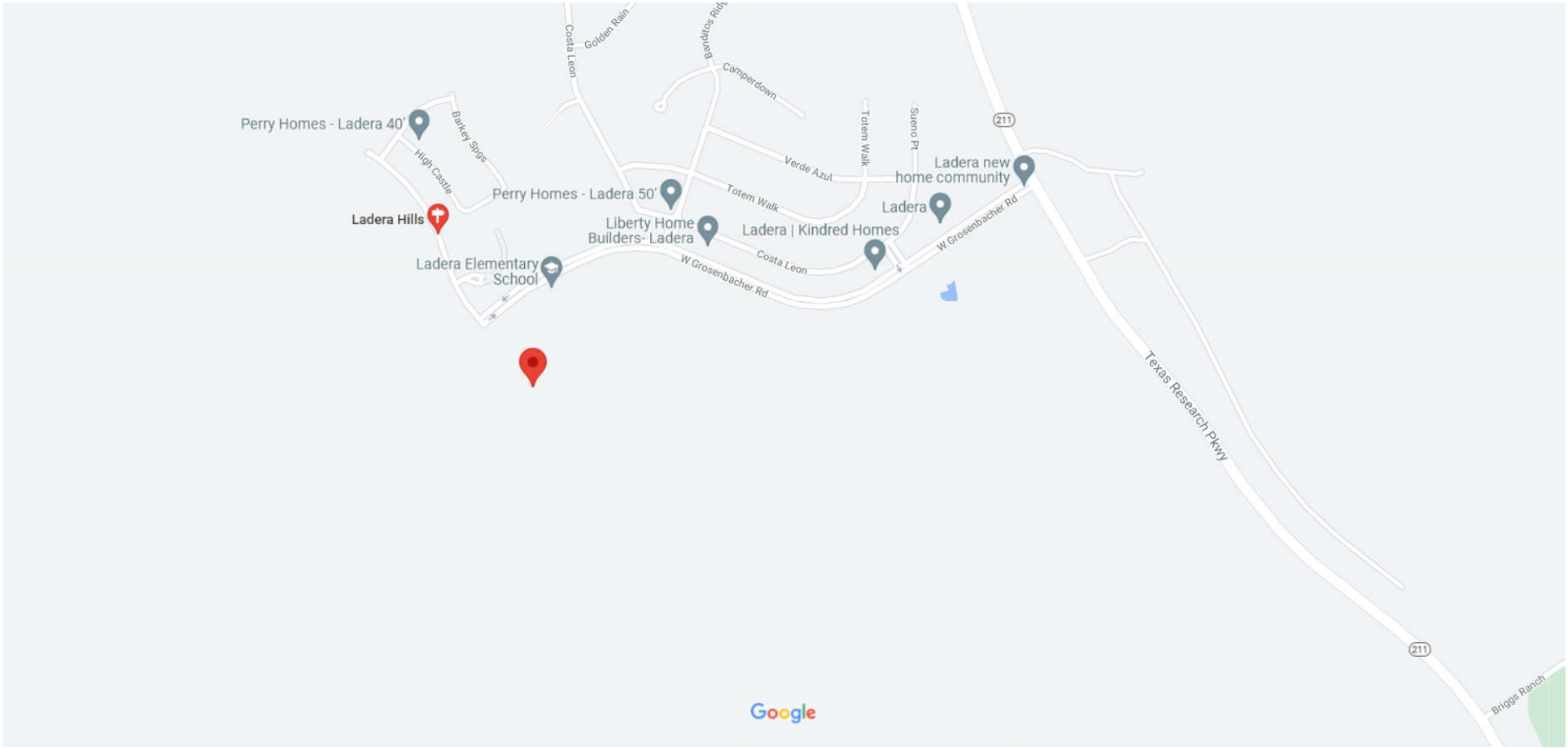
Wetlands

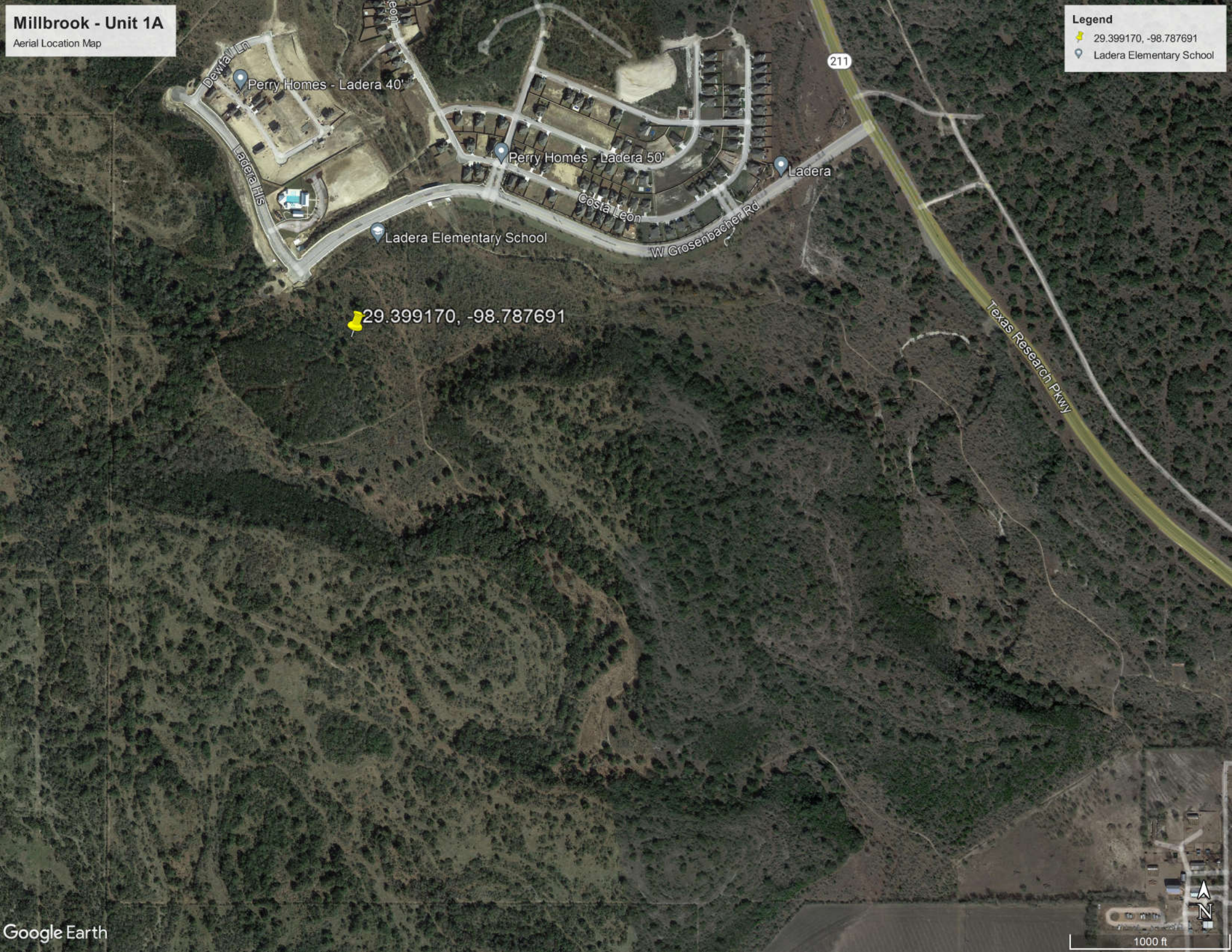
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

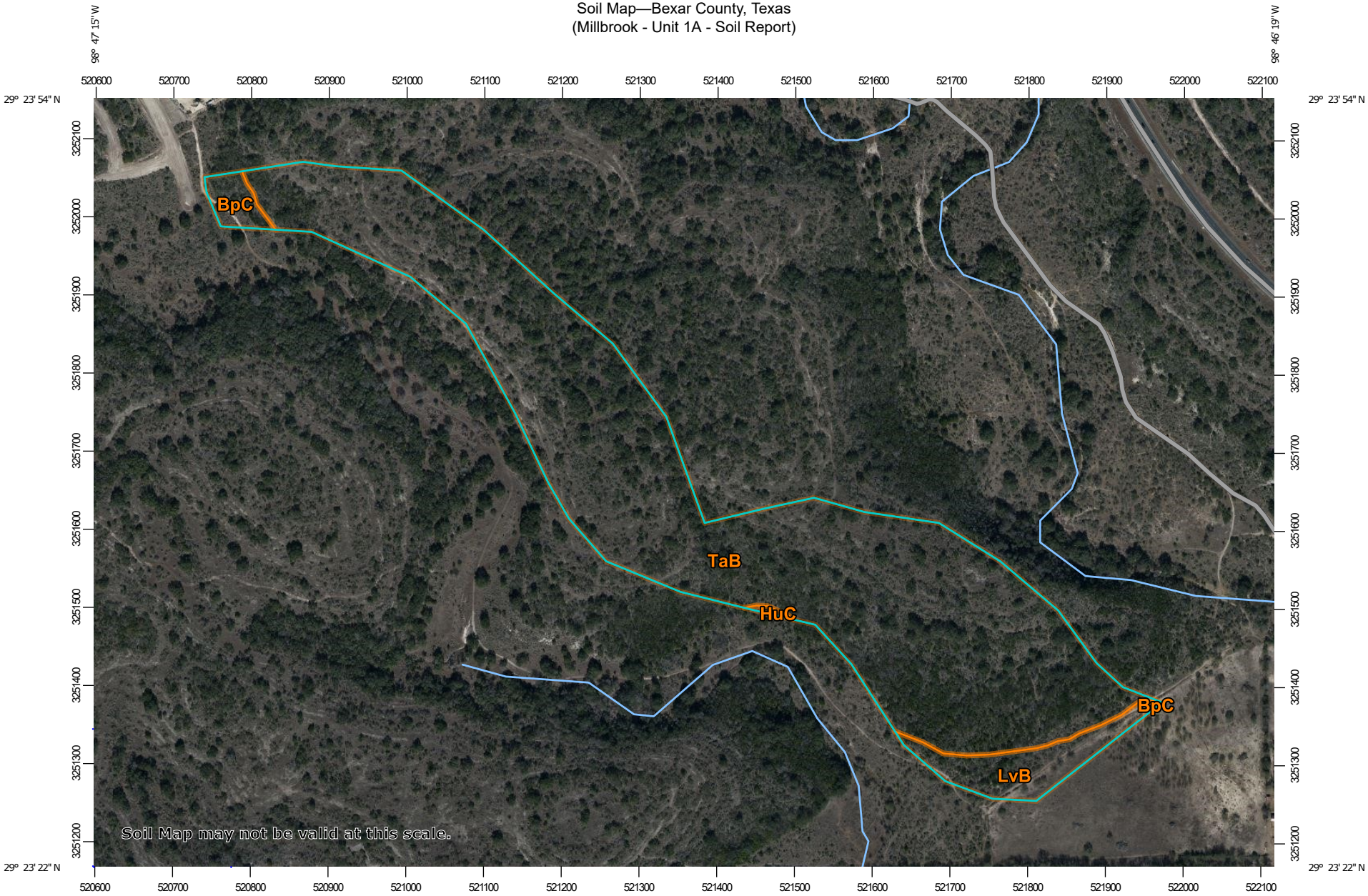
Google Maps 29°23'57.0"N 98°47'15.7"W

Millbrook - Unit 1A - General Location Map




Millbrook - Unit 1A
Aerial Location Map
Legend
29.399170, -98.787691
Ladera Elementary School
Dewitt Ln
Perry Homes - Ladera 40'
Ladera Hls
Perry Homes - Ladera 50'
Ladera
211
Costa Leon
W Grosenbacher Rd
Ladera Elementary School
29.399170, -98.787691
Texas Research Pkwy
N
1000 ft
Google Earth

Soil Map—Bexar County, Texas
(Millbrook - Unit 1A - Soil Report)



Map Scale: 1:6,950 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 25, Sep 9, 2021

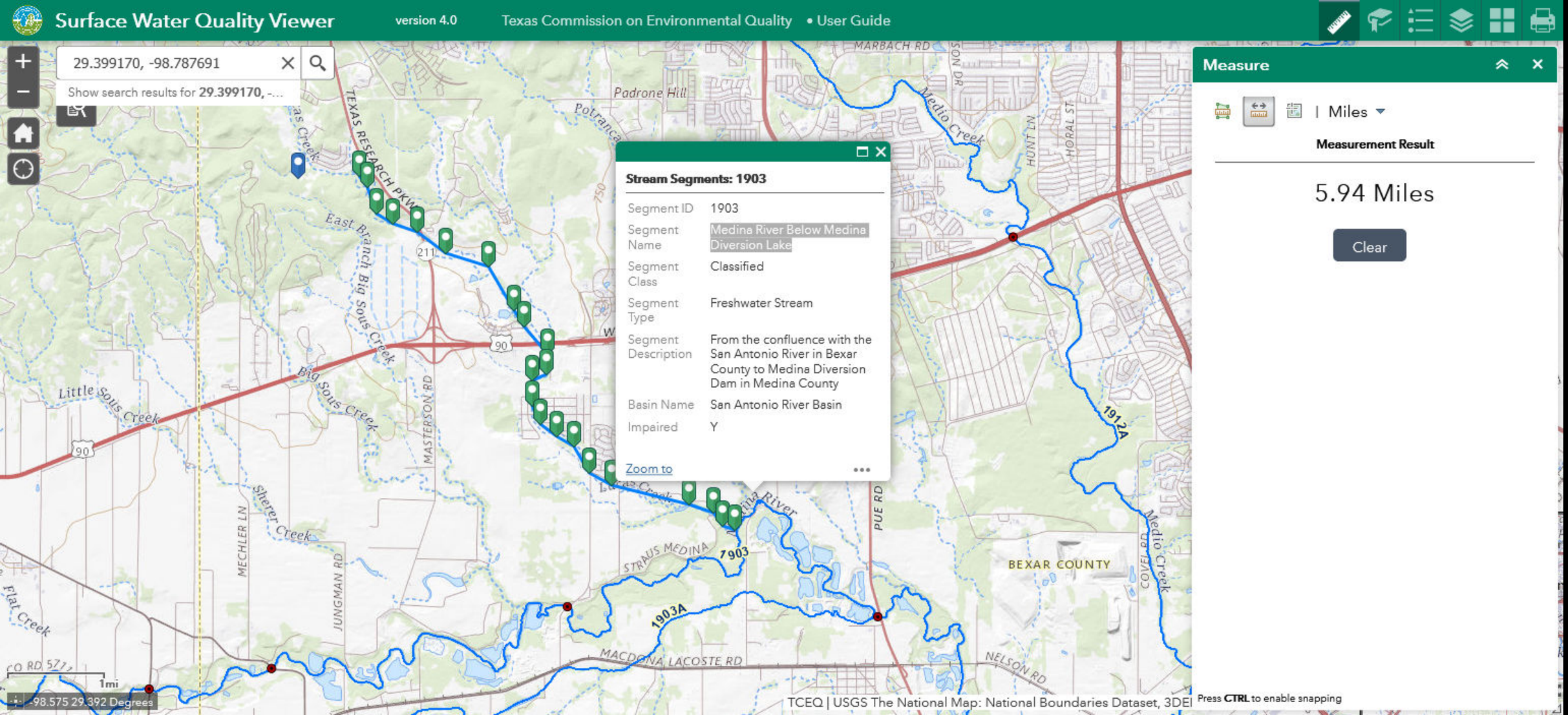
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

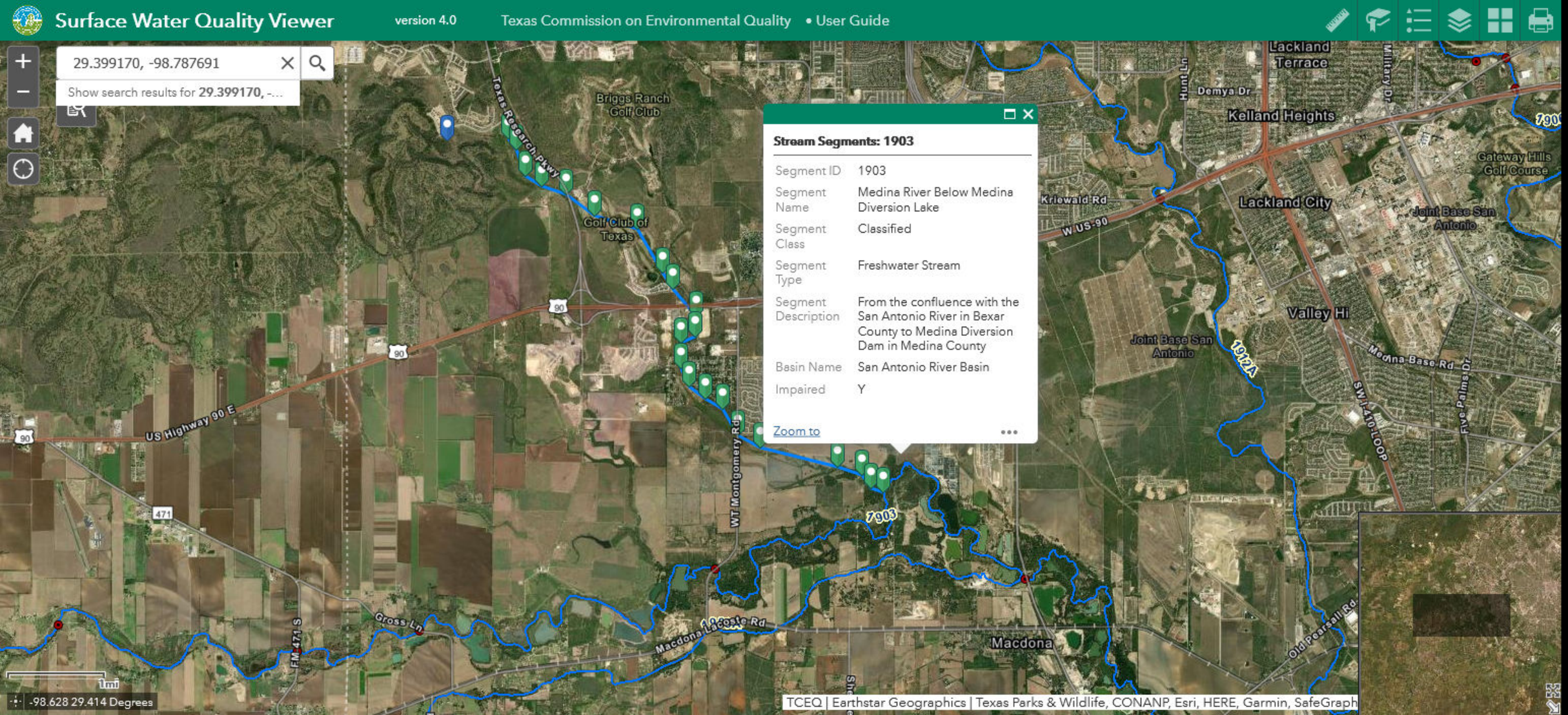
Date(s) aerial images were photographed: Sep 27, 2015—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

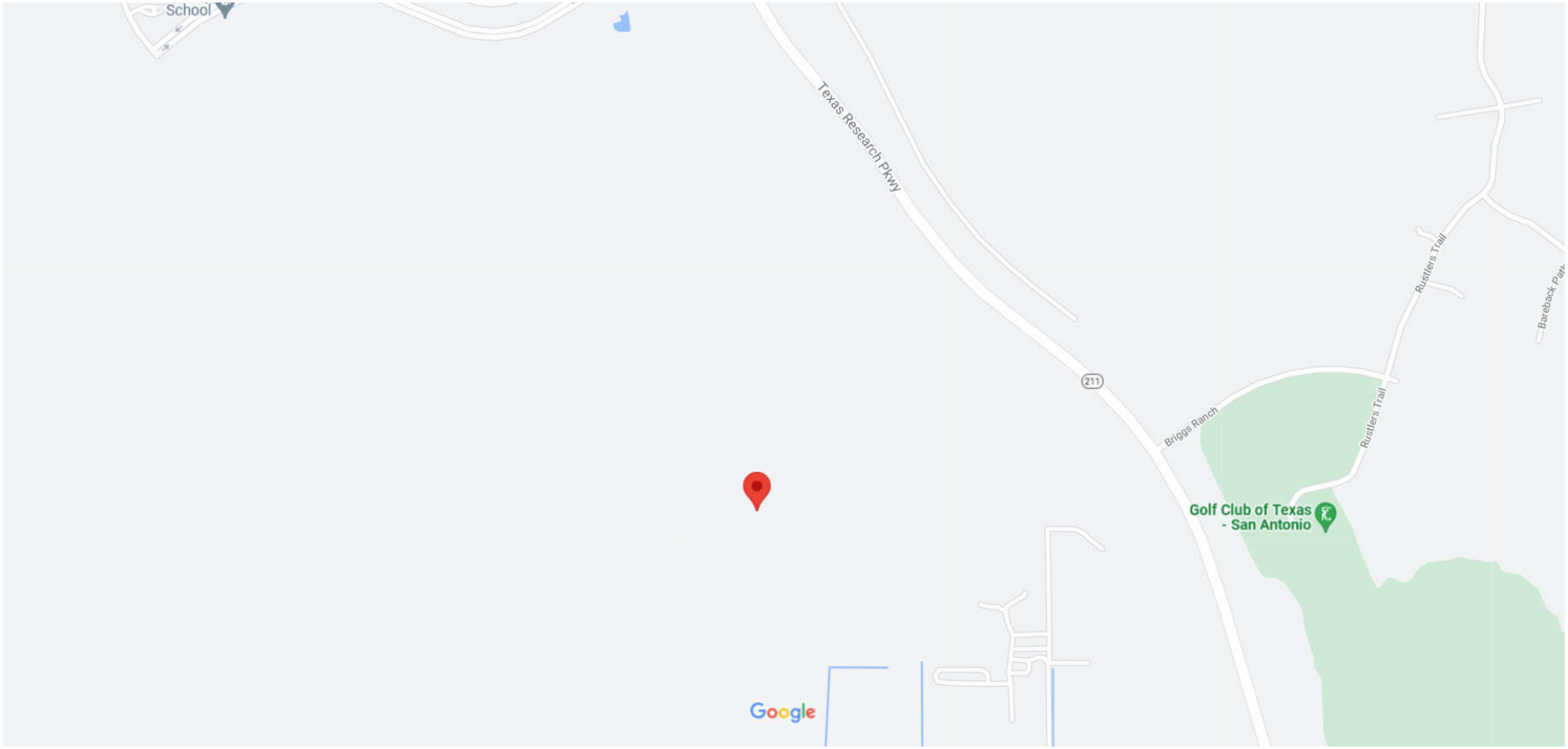
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BpC	Whitewright clay loam 1 to 5 percent slopes	1.0	1.9%
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	0.1	0.2%
LvB	Lewisville silty clay, 1 to 3 percent slopes	3.3	6.1%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	49.3	91.8%
Totals for Area of Interest		**53.8**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.399170, -98.787691
Show search results for 29.399170, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Measure
Miles
Measurement Result
5.94 Miles
Clear
Padrone Hill
East Branch Big Sous Creek
Little Sous Creek
Big Sous Creek
Sherer Creek
Flat Creek
Medio Creek
Lucas Creek
MARBACH RD
TEXAS RESEARCH PKWY
MASTERSON RD
MECHLER LN
JUNGMAN RD
PUE RD
HUNT LN
HORAL ST
STRAUS MEDINA
MACDONA LACOSTE RD
NELSON RD
CO RD 577
BEXAR COUNTY
1903
1903A
1912A
211
90
750
1mi
-98.575 29.392 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEI
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.399170, -98.787691
Show search results for 29.399170, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Briggs Ranch Golf Club
Golf Club of Texas
Texas Research Pkwy
US Highway 90 E
WT Montgomery Rd
Gross Ln
FM 471 S
Macdona Lacoste Rd
Macdona
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Joint Base San Antonio
Gateway Hills Golf Course
Medina Base Rd
Old Pearsall Rd
Hunt Ln
Demya Dr
Military Dr
Kriewald Rd
W US-90
SW I-410 LOOP
Five Palms Dr
1912A
7903
1mi
-98.628 29.414 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph

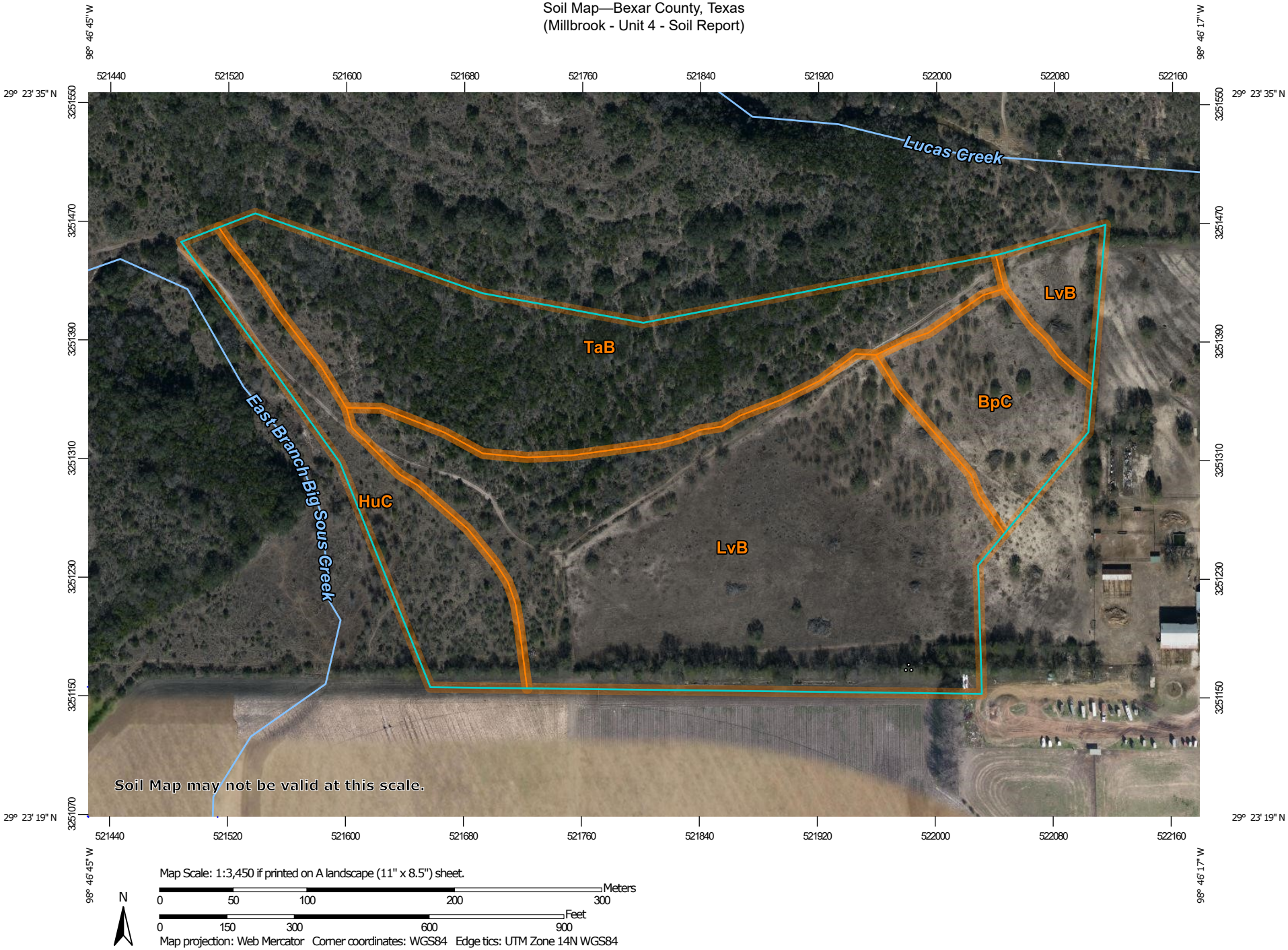
Google Maps 29°23'32.1"N 98°46'35.5"W

Millbrook - UNit 4 - General Location Map




Millbrook - Unit 4
Aerial Location Map
Legend
29.399170, -98.787691
Ladera Elementary School
29.392237, -98.776519
N
500 ft
Google Earth

Soil Map—Bexar County, Texas
(Millbrook - Unit 4 - Soil Report)



Map Scale: 1:3,450 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 25, Sep 9, 2021

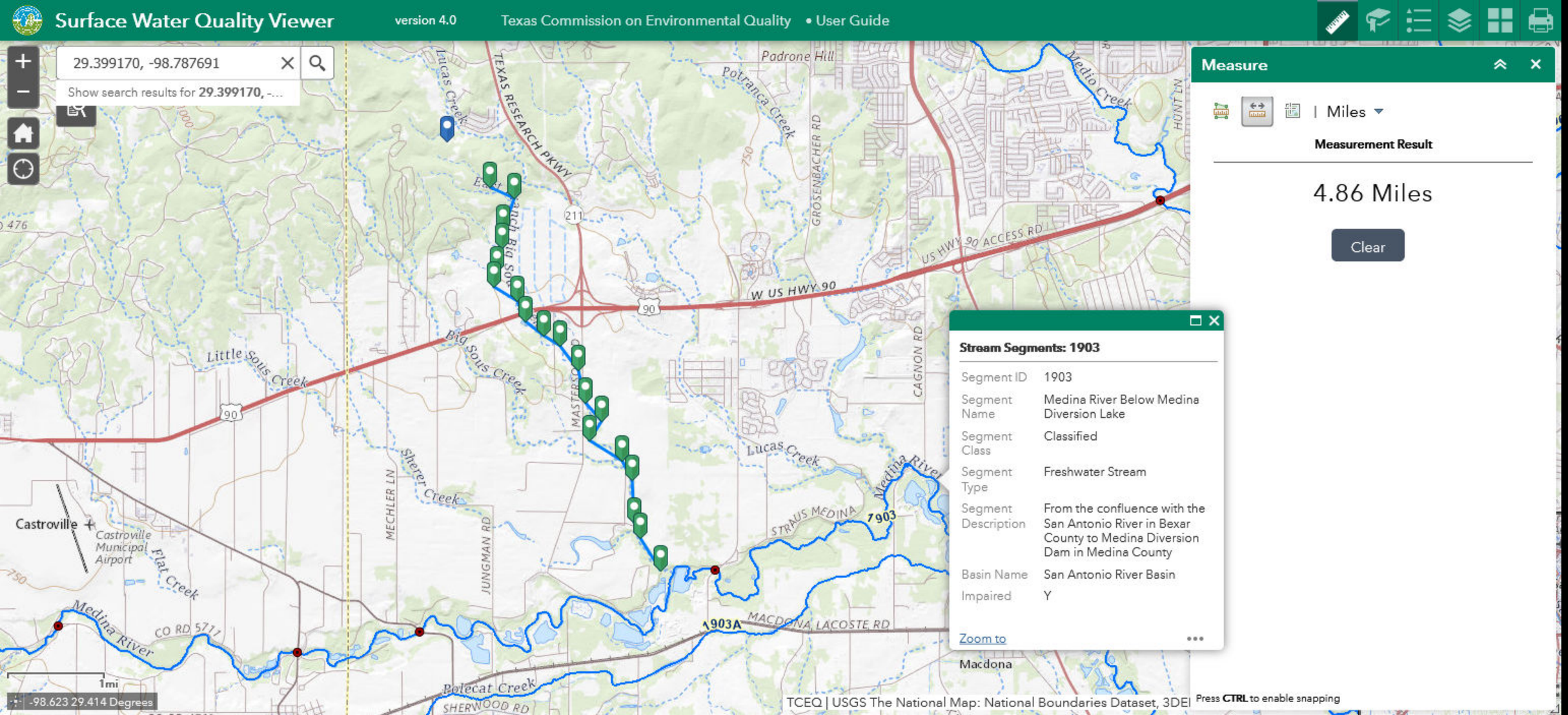
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

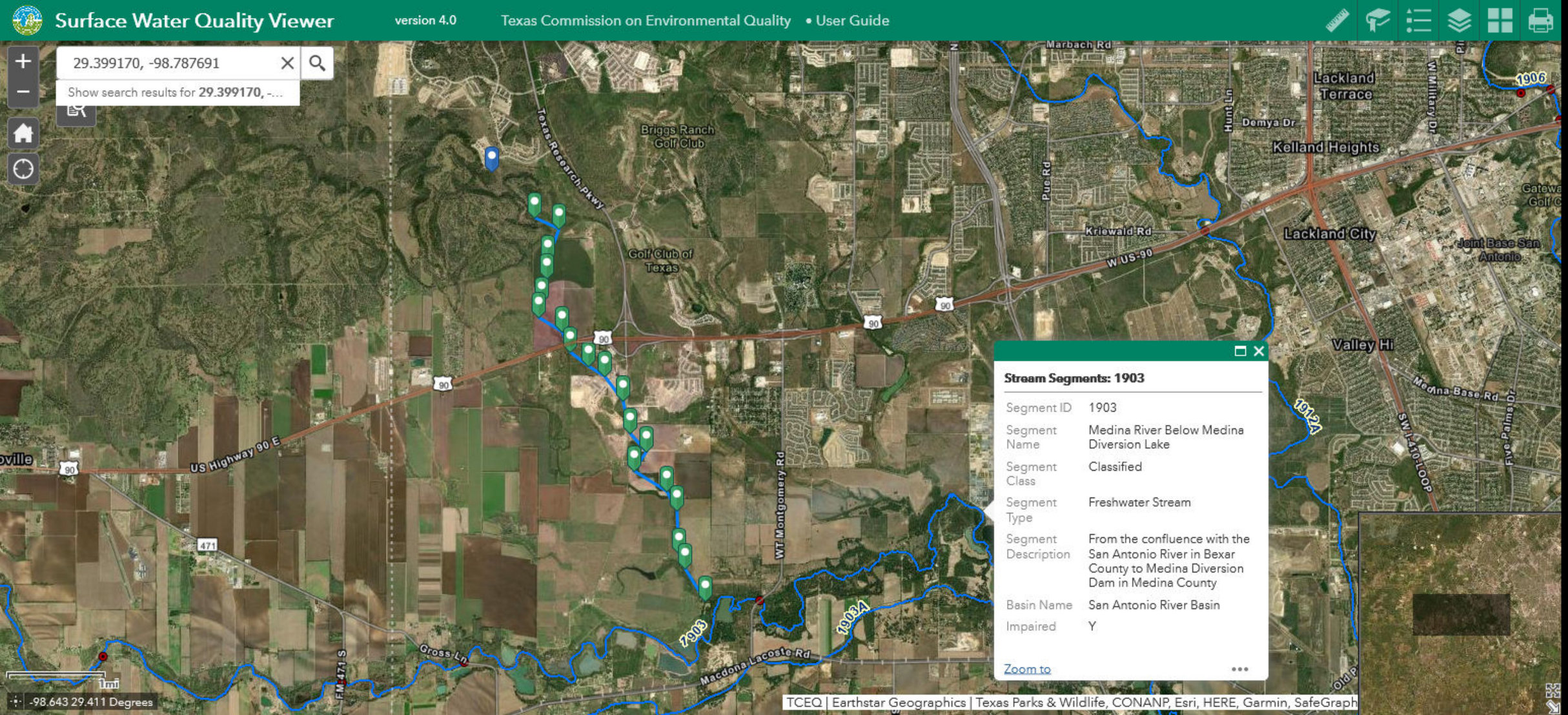
Date(s) aerial images were photographed: Dec 22, 2018—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

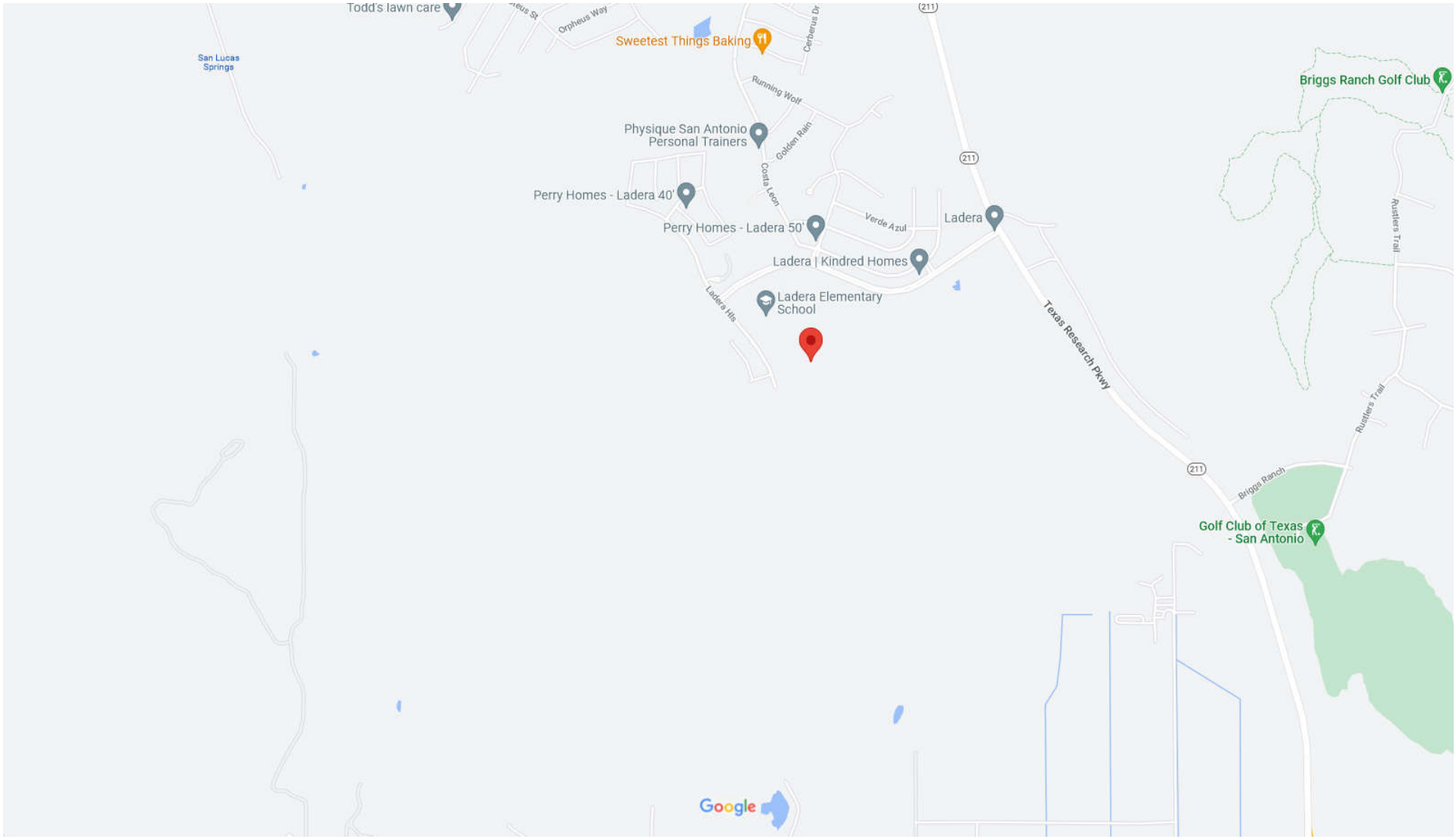
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BpC	Whitewright clay loam 1 to 5 percent slopes	3.1	9.3%
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	3.8	11.3%
LvB	Lewisville silty clay, 1 to 3 percent slopes	16.7	49.9%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	9.9	29.5%
Totals for Area of Interest		**33.5**	**100.0%**

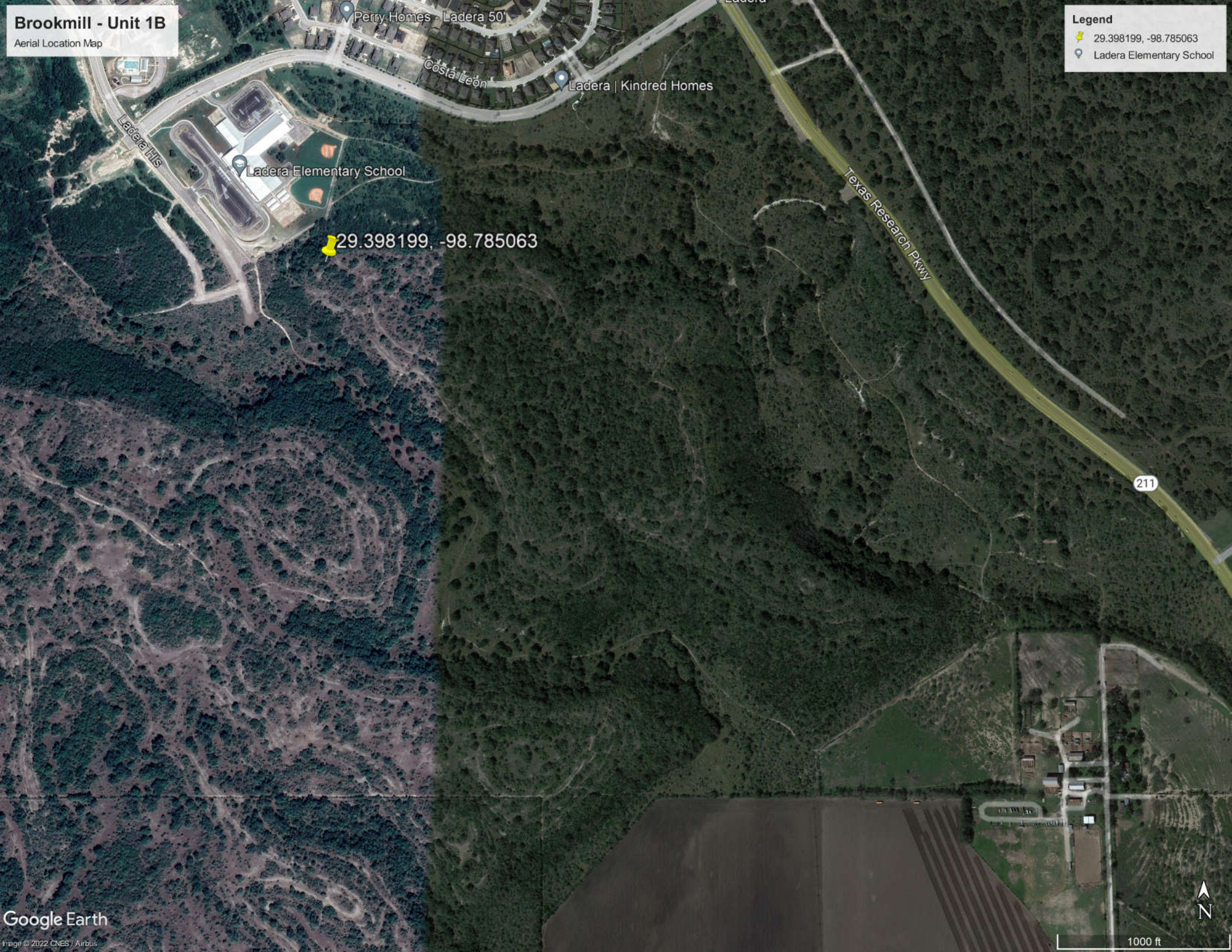

Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.399170, -98.787691
Show search results for 29.399170, -...
Measure
Miles
Measurement Result
4.86 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Little Sous Creek
Big Sous Creek
Lucas Creek
Sherer Creek
Flat Creek
Medina River
Polecat Creek
Castroville
Castroville Municipal Airport
Macdona
TEXAS RESEARCH PKWY
W US HWY 90
US HWY 90 ACCESS RD
MECHLER LN
JUNGMAN RD
MASTERSON RD
GROSENBACHER RD
CAGNON RD
STRAUS MEDINA
MACDONA LACOSTE RD
CO RD 5711
SHERWOOD RD
1903
1903A
1mi
-98.623 29.414 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEI
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.399170, -98.787691
Show search results for 29.399170, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Marbach Rd
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Texas Research Pkwy
Kriewald Rd
W US-90
US Highway 90 E
WT Montgomery Rd
Medina Base Rd
Macdona Lacoste Rd
Gross Ln
FM 471 S
1906
1912A
1903A
7903
1mi
-98.643 29.411 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph

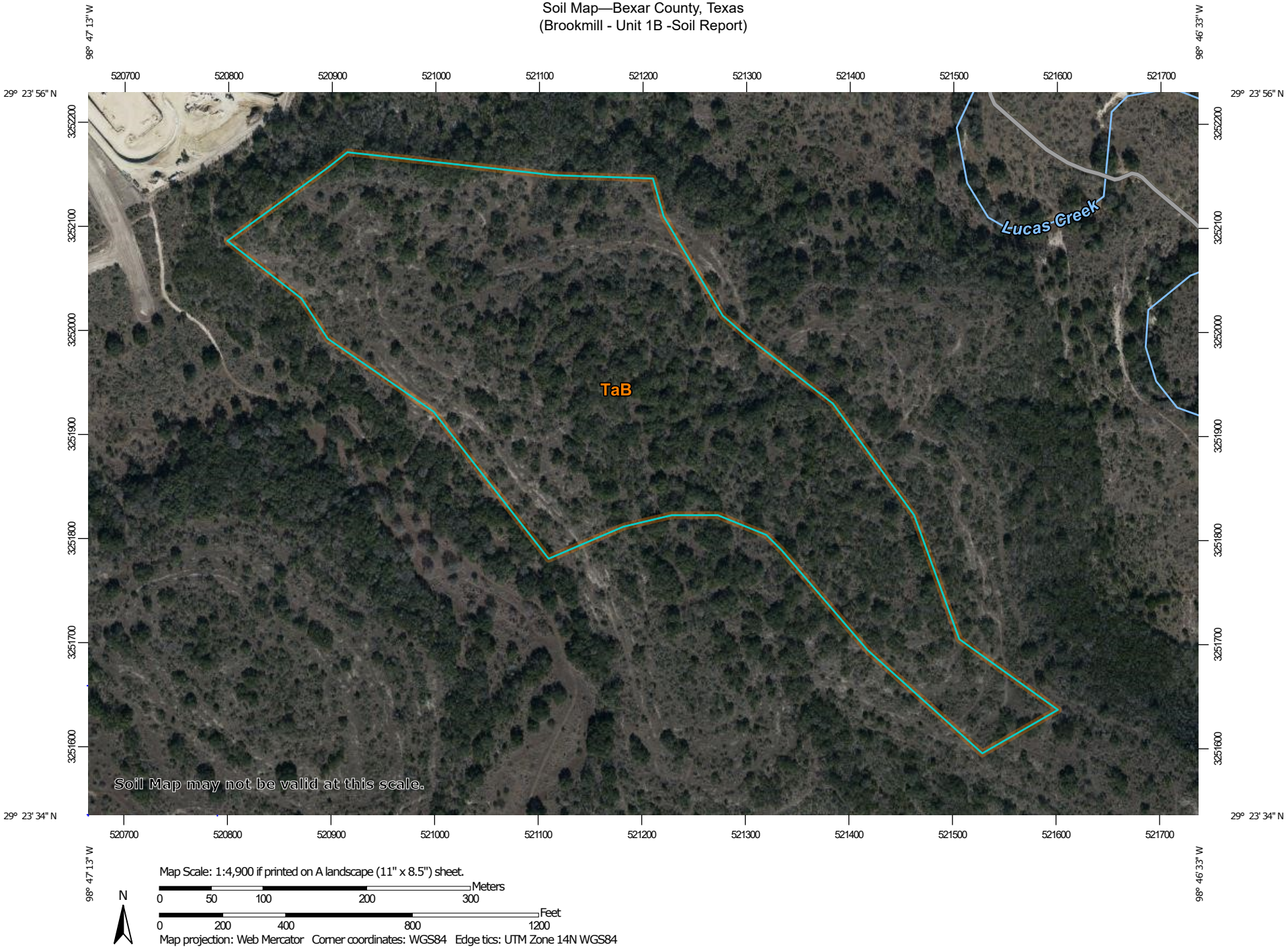
Google Maps 29°23'53.5"N 98°47'06.2"W

Brookmill - Unit 1B - General Location Map




Brookmill - Unit 1B
Aerial Location Map
Legend
29.398199, -98.785063
Ladera Elementary School
Perry Homes - Ladera 50'
Costa Leon
Ladera | Kindred Homes
Ladera Hls
Ladera Elementary School
29.398199, -98.785063
Texas Research Pkwy
211
Google Earth
Image © 2022 CNES / Airbus
N
1000 ft

Soil Map—Bexar County, Texas
(Brookmill - Unit 1B -Soil Report)



Map Scale: 1:4,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 25, Sep 9, 2021

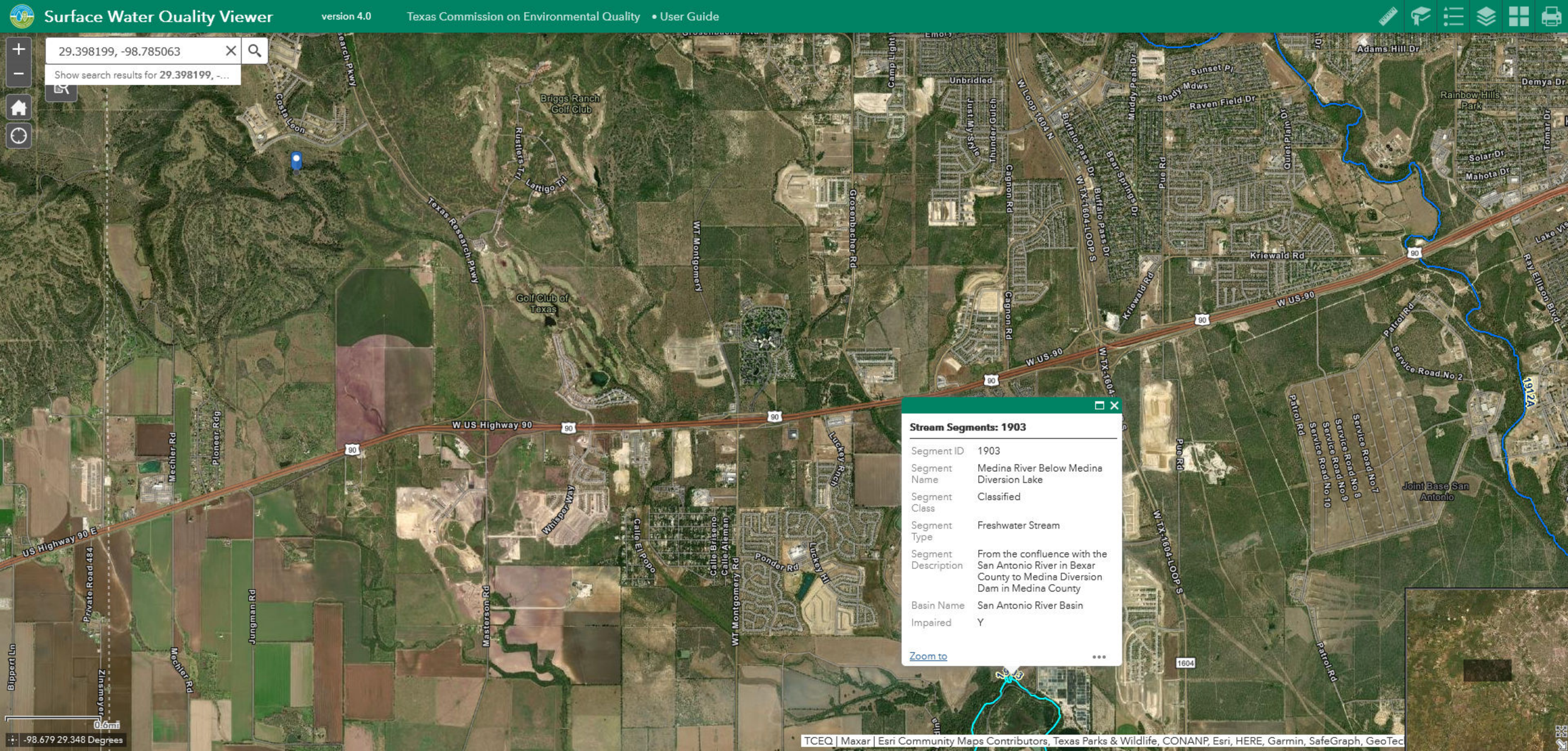
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

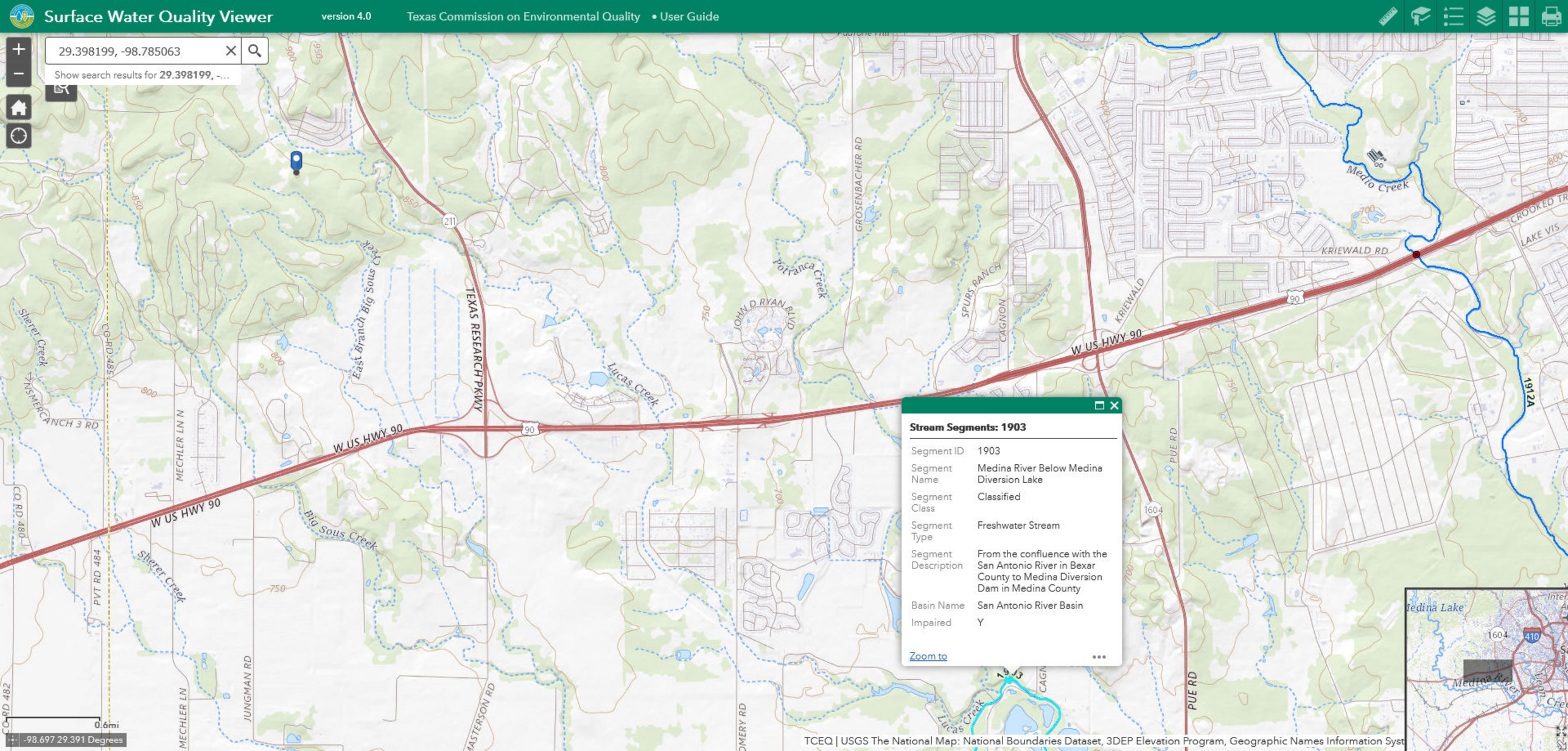
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

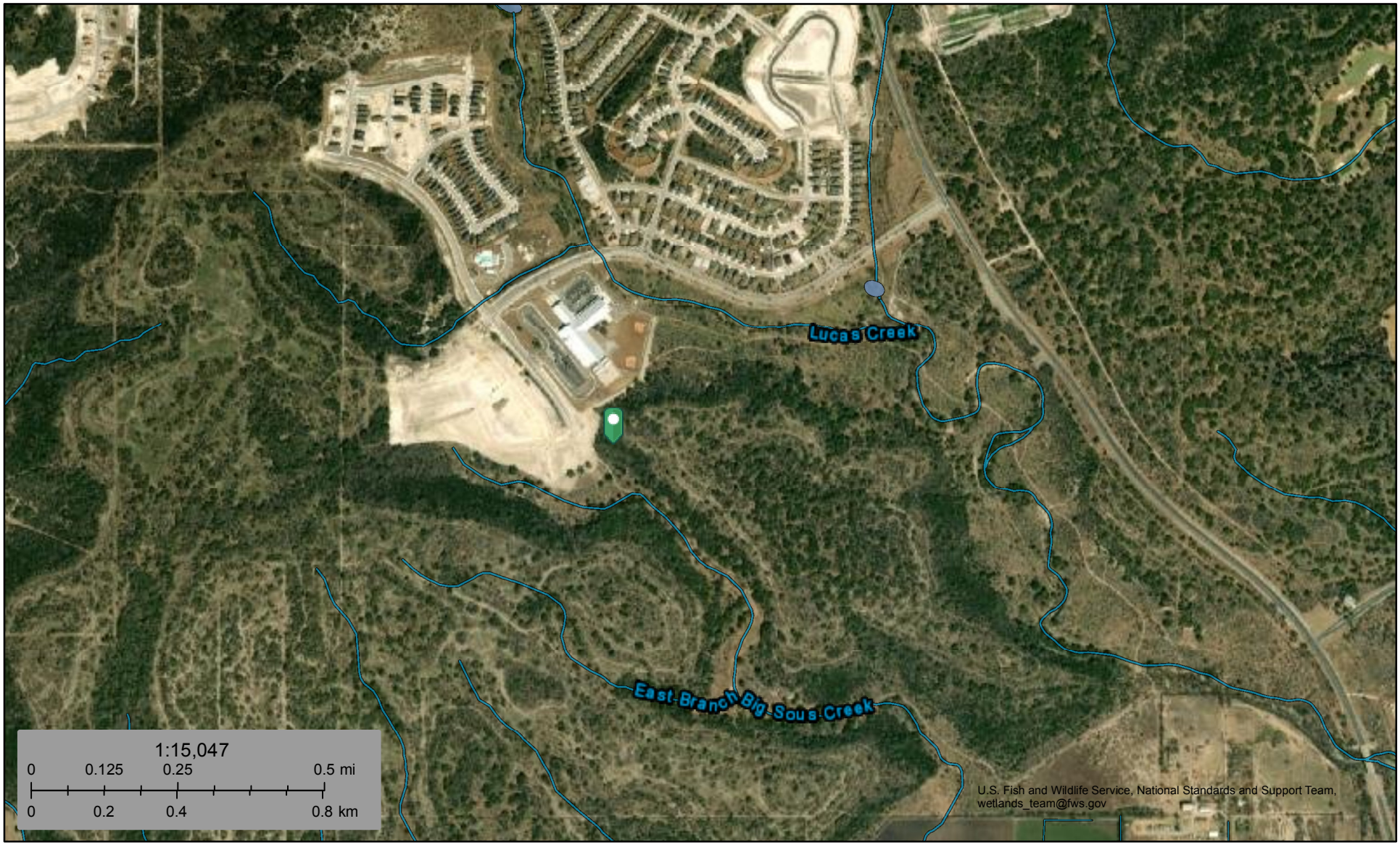
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	39.6	100.0%
Totals for Area of Interest		**39.6**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.398199, -98.785063
Show search results for 29.398199, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US Highway 90
US Highway 90 E
W US-90
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Rainbow Hills Park
Texas Research Pkwy
Kriewald Rd
Patrol Rd
Service Road No 2
Service Road No 7
Service Road No 8
Service Road No 9
Service Road No 10
Mechler Rd
Pioneer Rdg
Private Road 484
Jungman Rd
Masterson Rd
WT Montgomery
Grosenbacher Rd
Cagnon Rd
Pue Rd
Adams Hill Dr
Demya Dr
Solar Dr
Mahota Dr
Ray Ellison Blvd
Lake Vis
Unbridled
Sunset Pl
Shady Mdws
Raven Field Dr
Muddy Peak Dr
Quiet Plain Dr
Bear Springs Dr
Buffalo Pass Dr
Thunder Gulch
Just My Style
Lattigo Trl
Rustlers Trl
Costa Leon
Whisper Way
Calle El Popo
Calle Briseno
Calle Aleman
Ponder Rd
Luckey Hl
Luckey Rnch
Bippert Ln
Zinsmeyer
1912A
1604
0.6mi
-98.679 29.348 Degrees
TCEQ | Maxar | Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTec


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.398199, -98.785063
Show search results for 29.398199, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US HWY 90
TEXAS RESEARCH PKWY
Medio Creek
KRIEWALD RD
KRIEWALD
GROSENBACHER RD
SPURS RANCH
CAGNON
JOHN D RYAN BLVD
Potranca Creek
Lucas Creek
East Branch Big Sous Creek
Big Sous Creek
Sherer Creek
MECHLER LN N
MECHLER LN
JUNGMAN RD
MASTERSON RD
PUE RD
CROOKED TR
LAKE VIS
1912A
0.6mi
-98.697 29.391 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information Syst

U.S. Fish and Wildlife Service
National Wetlands Inventory

LH-SA_Millbrook-Unit2A-LD



March 16, 2023

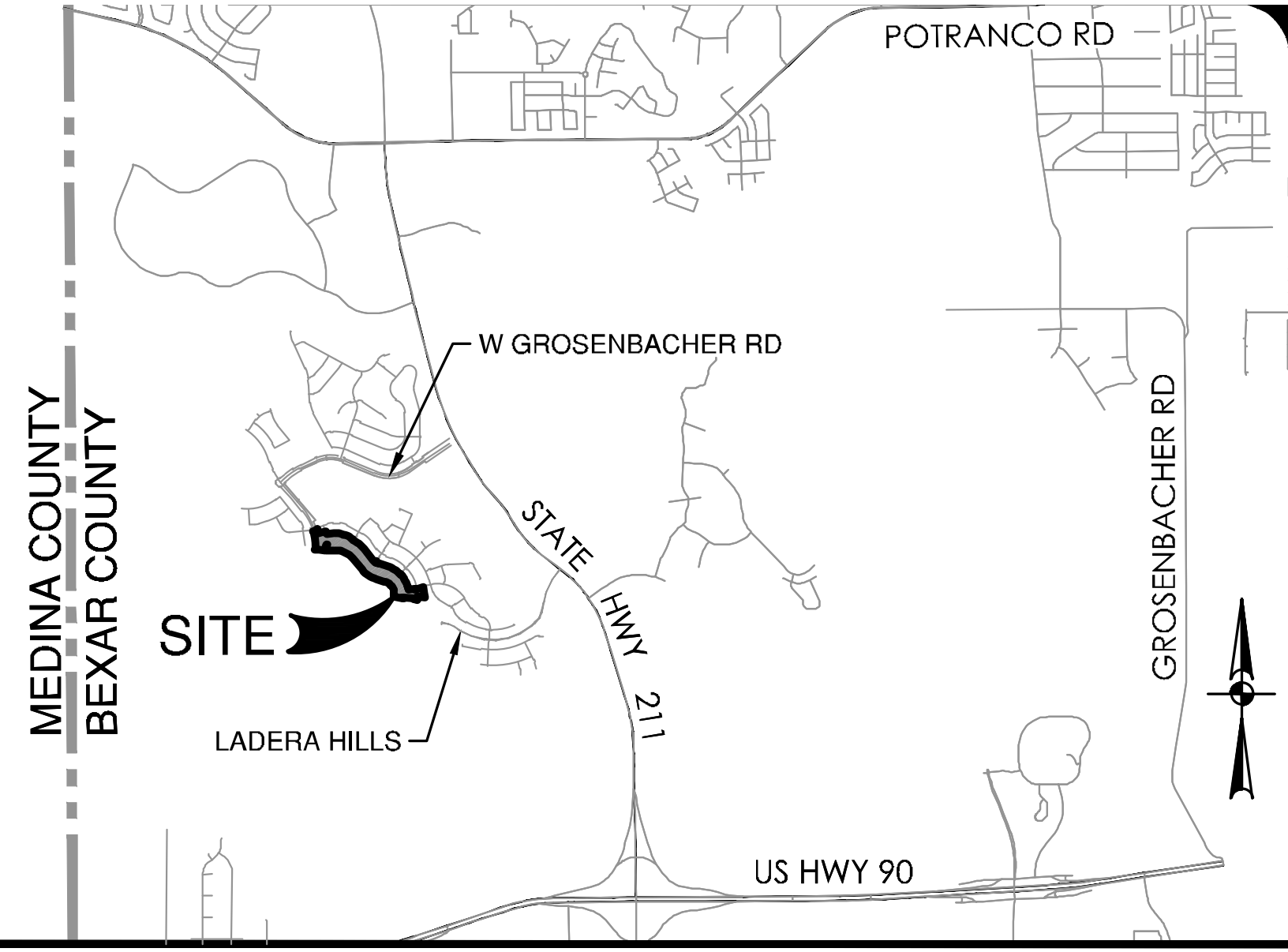
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

MILLBROOK - UNIT 2A

BEXAR COUNTY, TEXAS



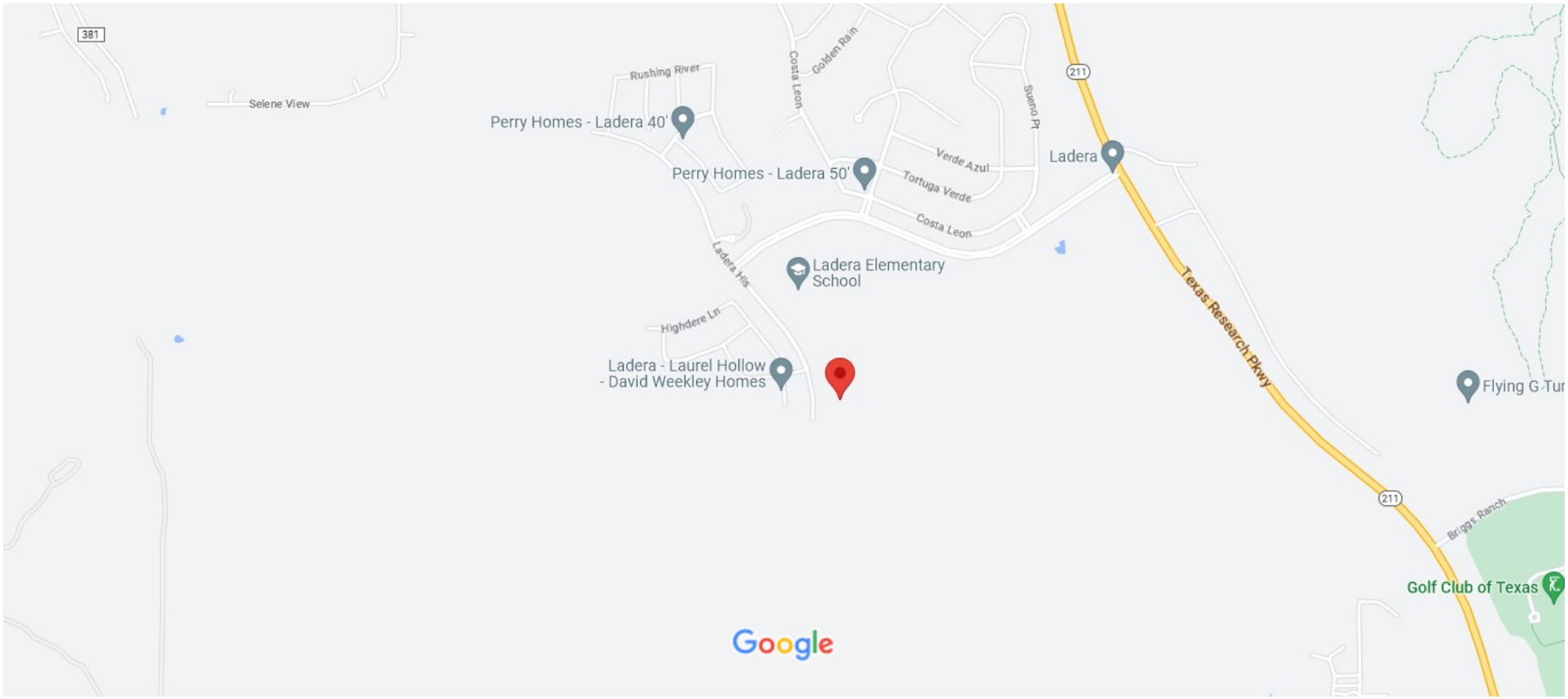
LOCATION MAP

NOT–TO–SCALE

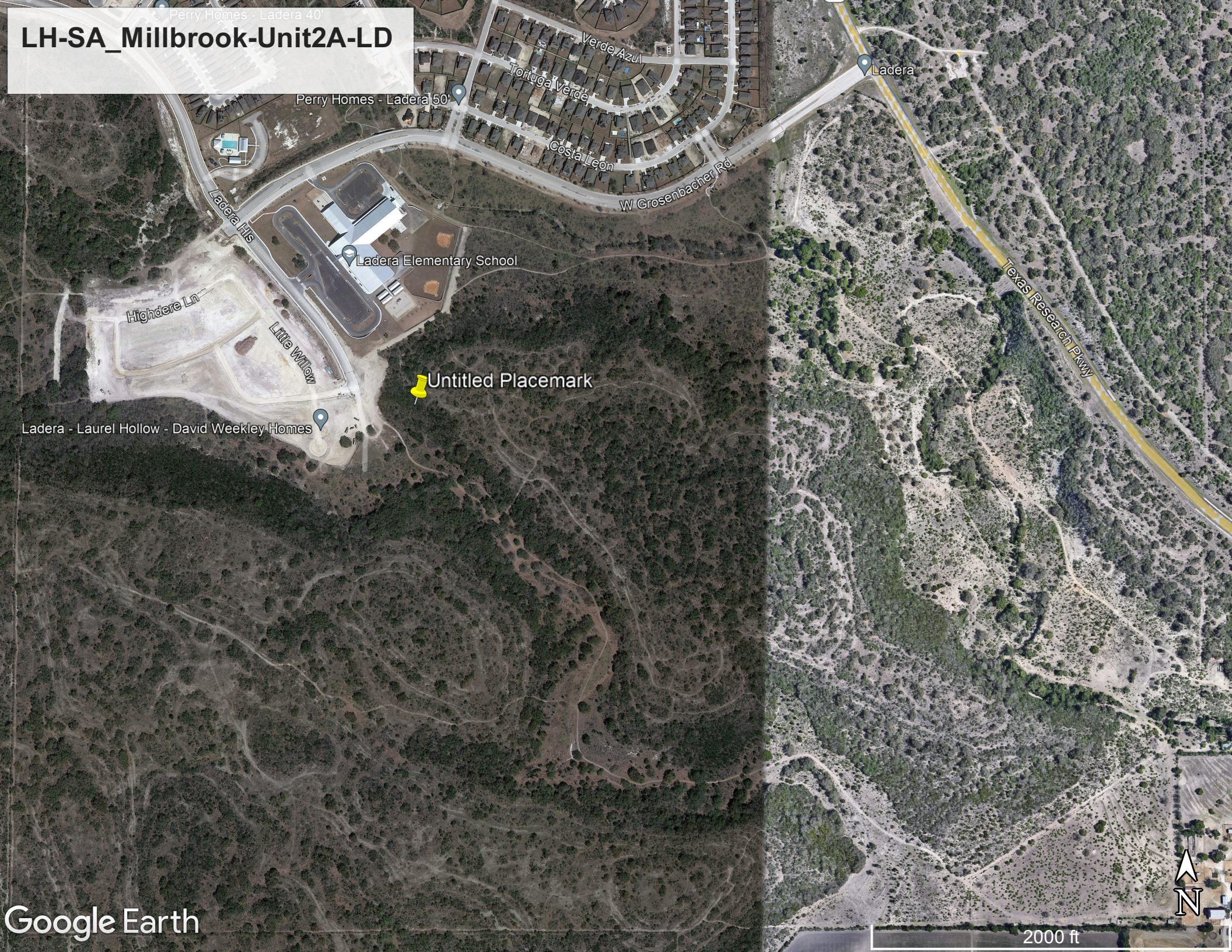
Google Maps

29°23'49.5"N 98°47'08.3"W

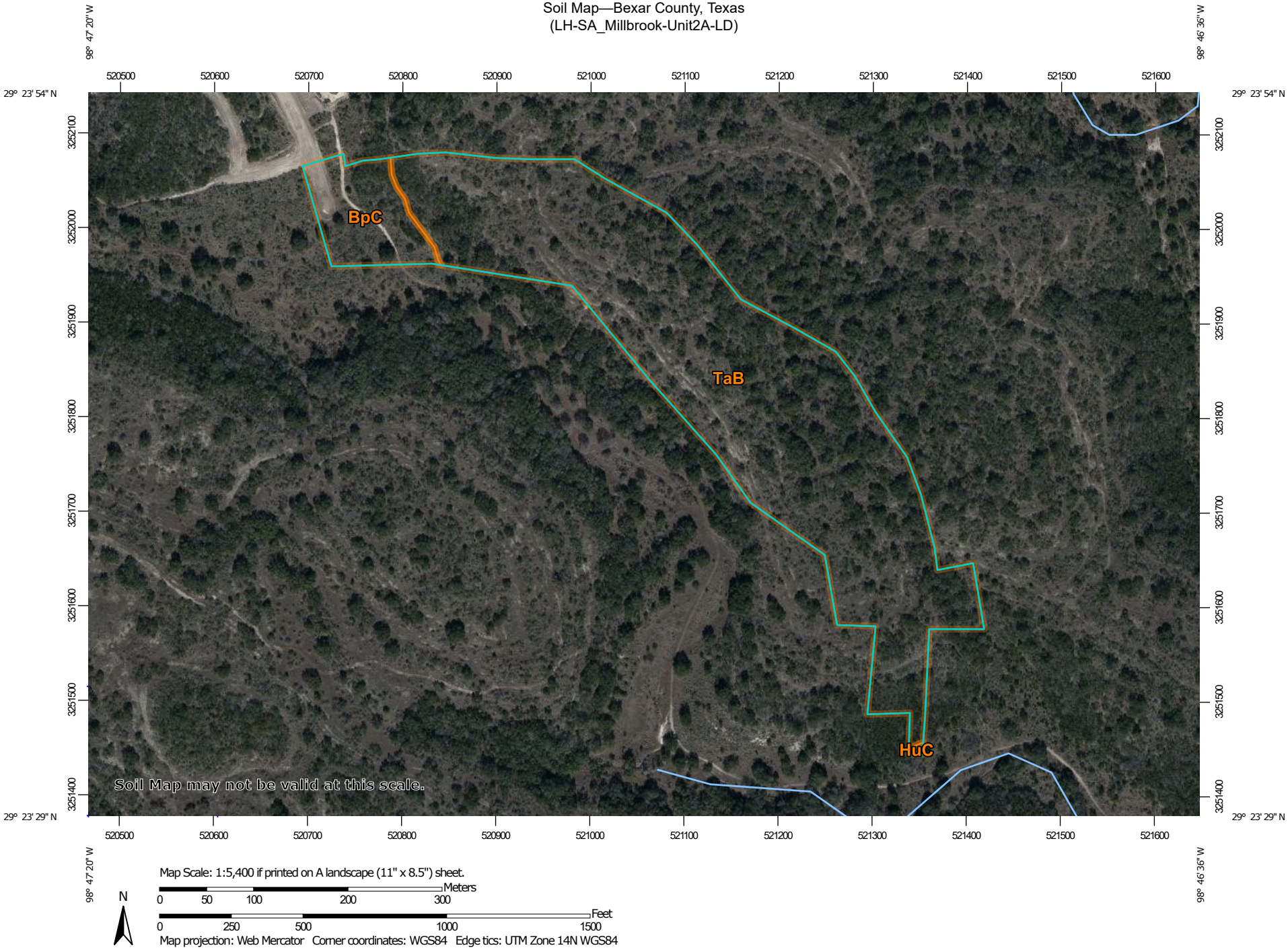
LH-SA_Millbrook-Unit2A-LD



LH-SA_Millbrook-Unit2A-LD



Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit2A-LD)



Map Scale: 1:5,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 26, Aug 24, 2022

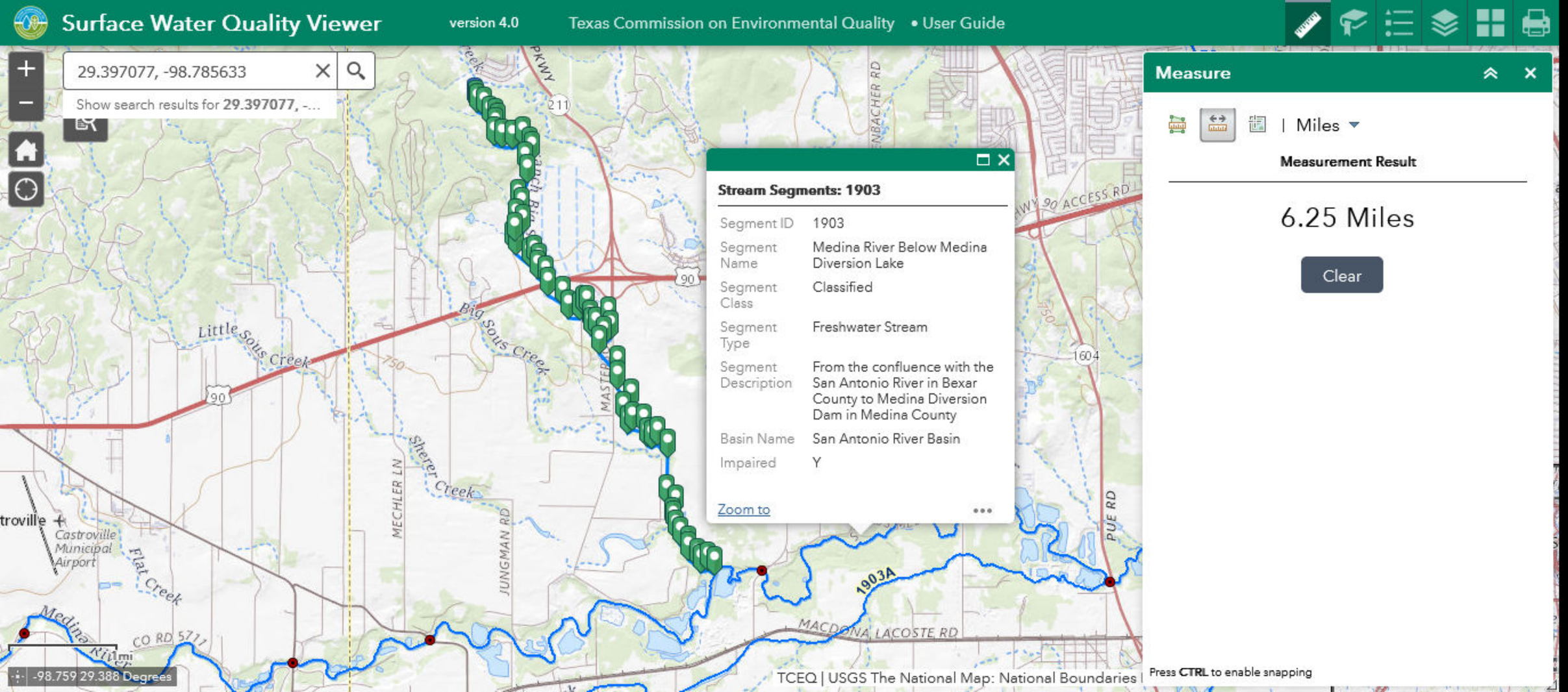
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

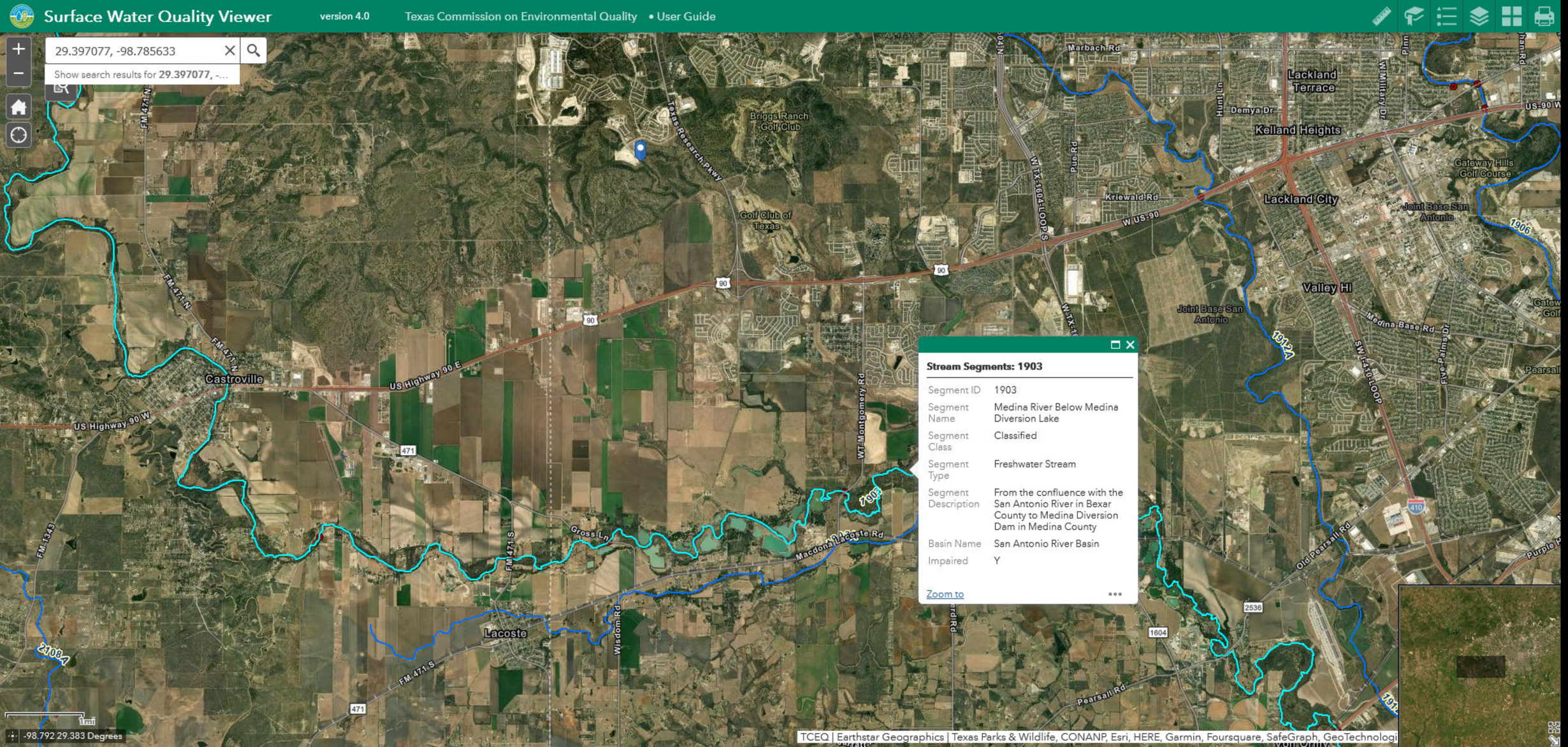
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

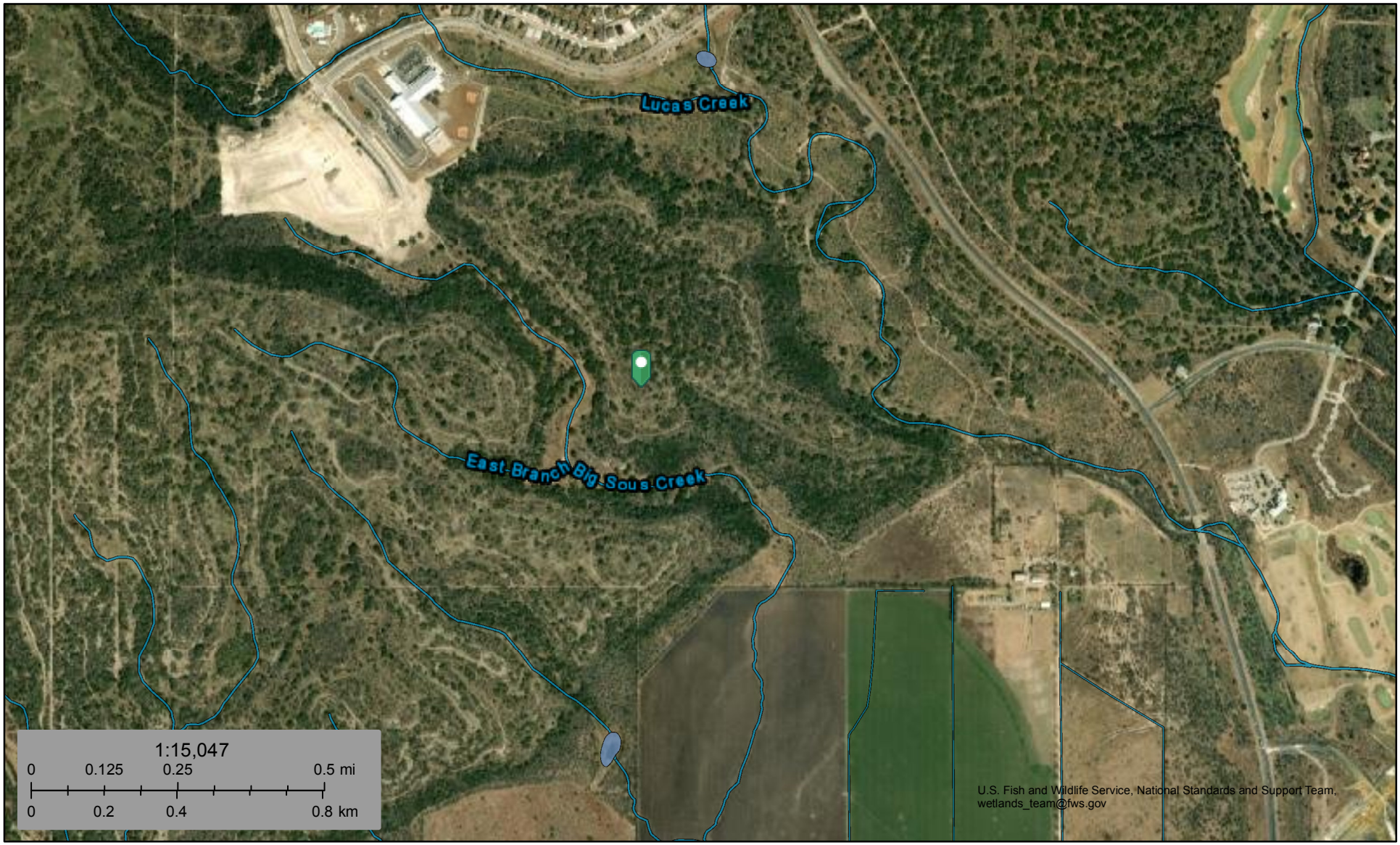
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BpC	Whitewright clay loam 1 to 5 percent slopes	2.8	9.6%
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	0.0	0.1%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	26.4	90.3%
Totals for Area of Interest		**29.3**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.397077, -98.785633
Show search results for 29.397077, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Measure
Miles
Measurement Result
6.25 Miles
Clear
Press CTRL to enable snapping
Little Sous Creek
Big Sous Creek
Sherer Creek
Flat Creek
Castroville Municipal Airport
MECHLER LN
JUNGMAN RD
MACDONA LACOSTE RD
PUE RD
1903A
90
211
1604
-98.759 29.388 Degrees
TCEQ | USGS The National Map: National Boundaries


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality • User Guide
29.397077, -98.785633
Show search results for 29.397077, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Castroville
Lacoste
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Gateway Hills Golf Course
US Highway 90 E
US Highway 90 W
W US-90
FM 471 N
FM 471 S
FM 1343
Texas Research Pkwy
Marbach Rd
Kriewald Rd
Demya Dr
Hunt Ln
Pue Rd
Medina Base Rd
Five Palms Dr
Old Pearsall Rd
Pearsall Rd
Gross Ln
Macdona Lacoste Rd
Wisdom Rd
WT Montgomery Rd
SW I-410 LOOP
W TX-1604 LOOP S
1906
1912A
1903
2108A
2536
1604
410
471
90
1mi
-98.792 29.383 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

U.S. Fish and Wildlife Service
National Wetlands Inventory

LH-SA_Millbrook-Unit2B-LD



March 21, 2023

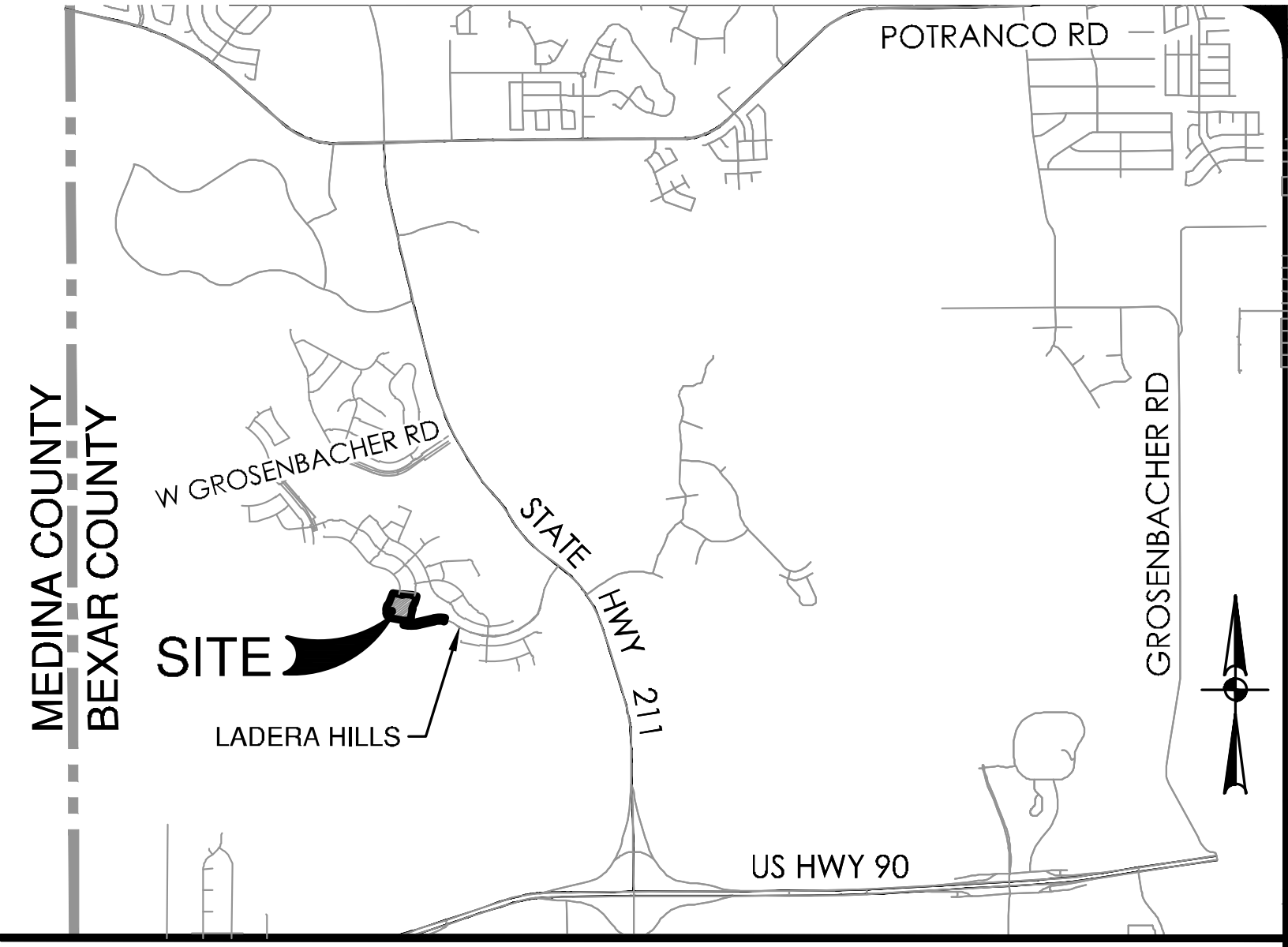
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

MILLBROOK - UNIT 2B

BEXAR COUNTY, TEXAS



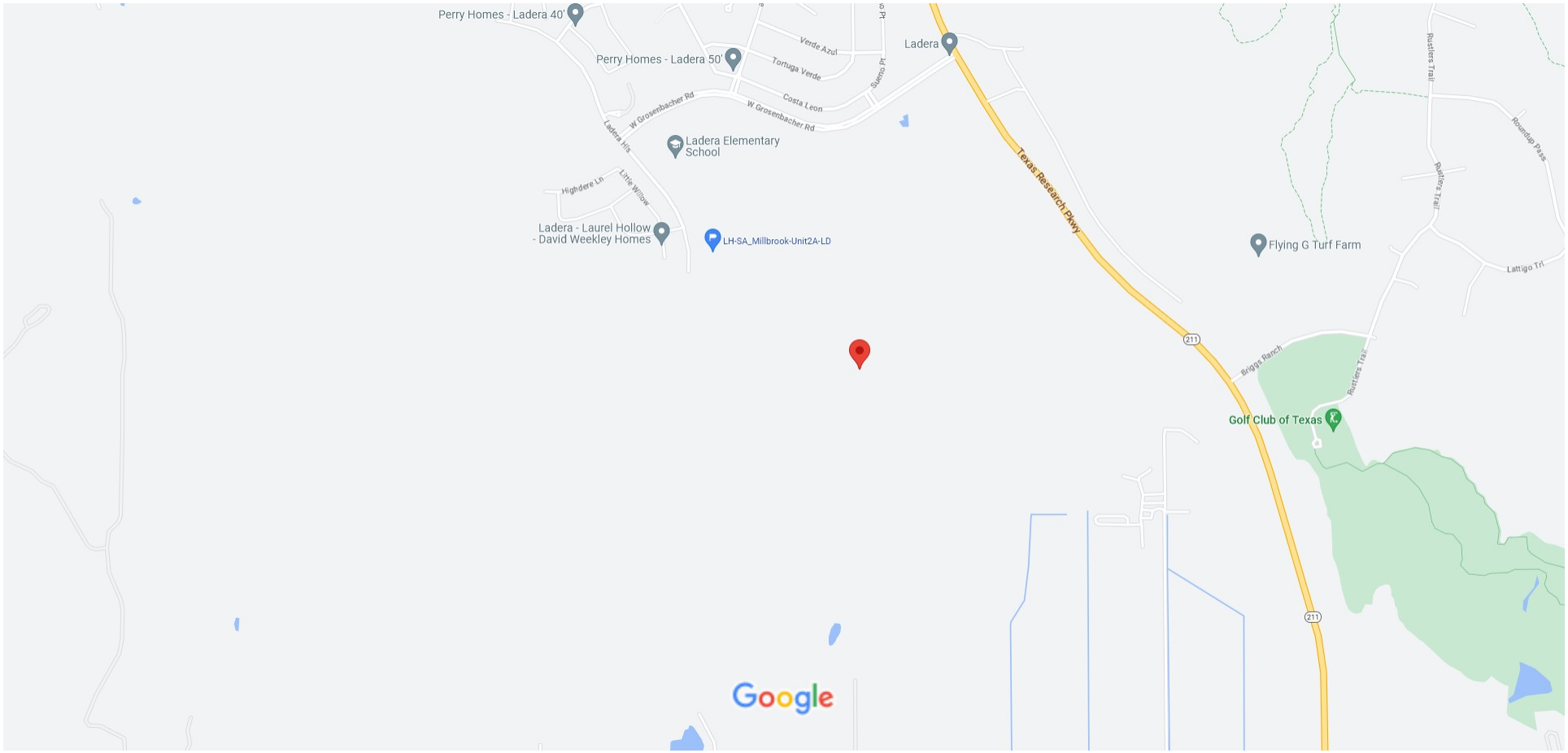
LOCATION MAP

NOT–TO–SCALE

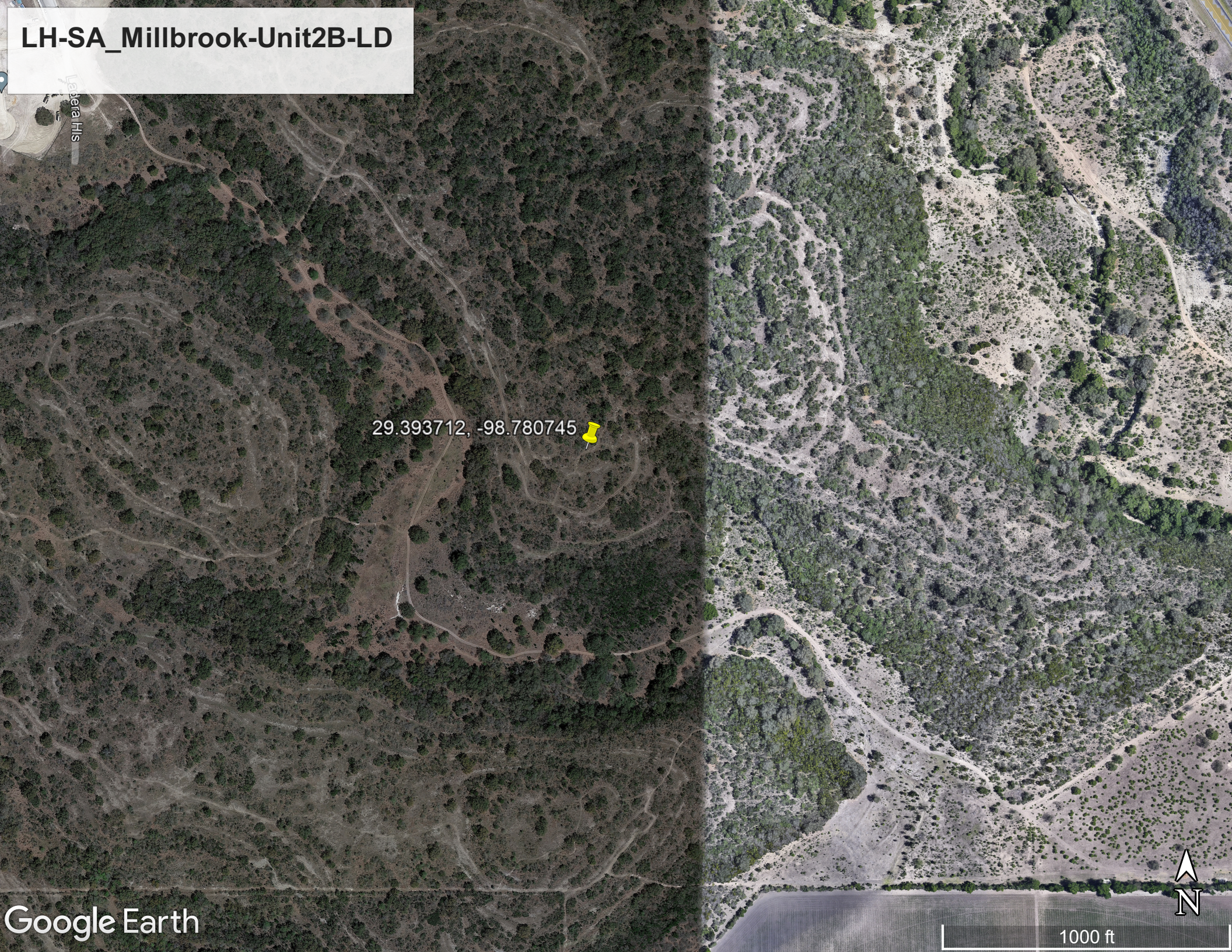
Google Maps

29°23'37.4"N 98°46'50.7"W

LH-SA_Millbrook-Unit2B-LD



LH-SA_Millbrook-Unit2B-LD



Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit2B-LD)



Map Scale: 1:1,780 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 26, Aug 24, 2022

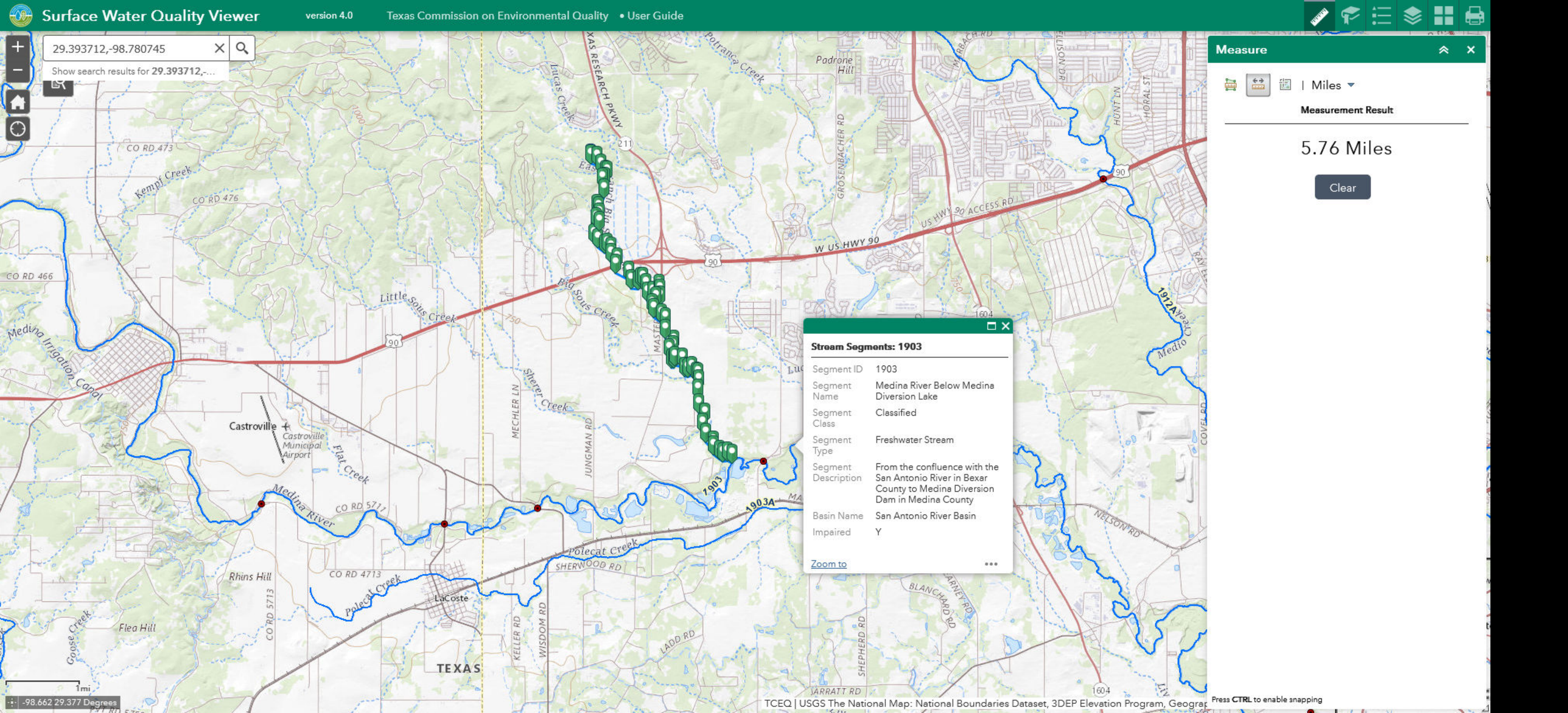
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

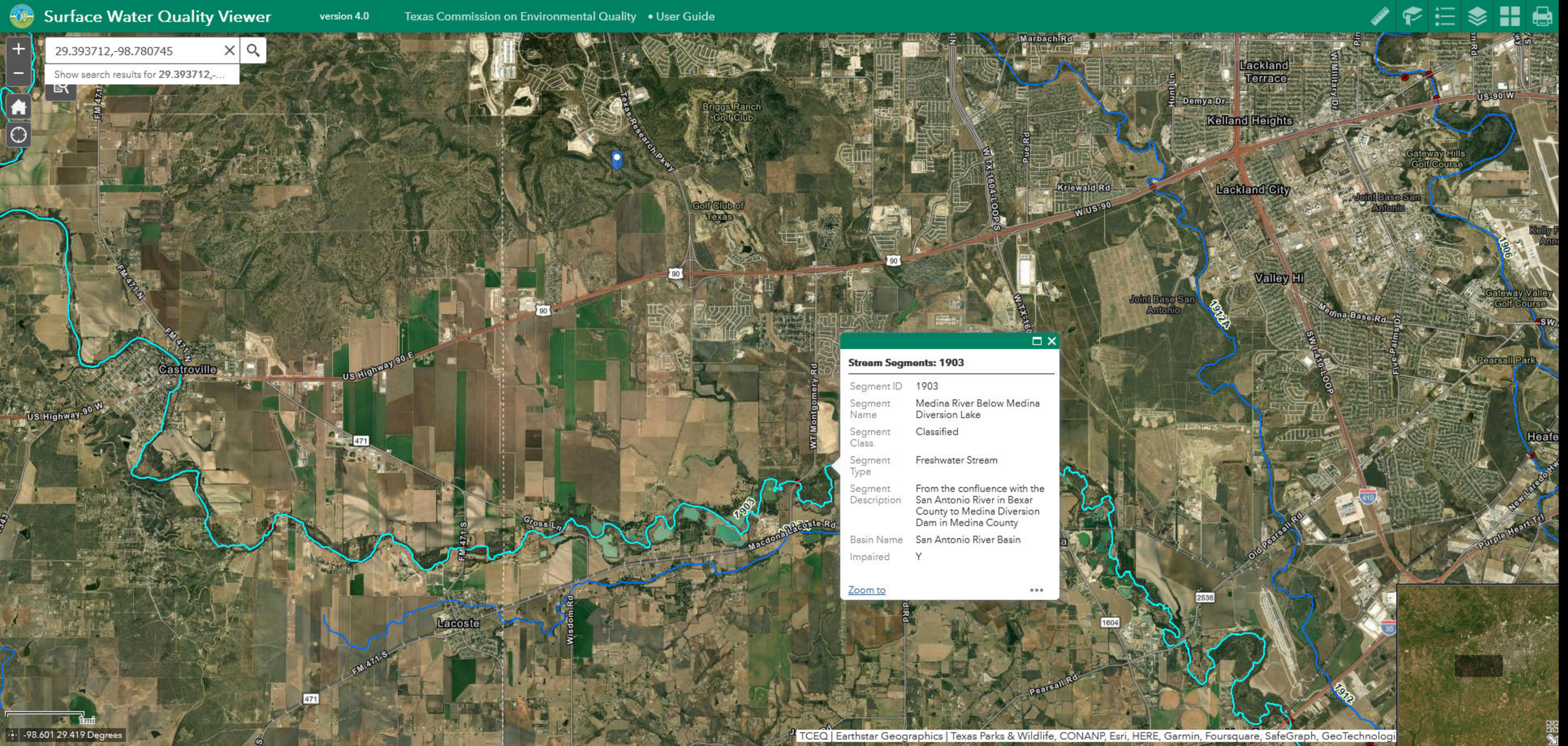
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	0.7	7.9%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	7.6	92.1%
Totals for Area of Interest		**8.2**	**100.0%**

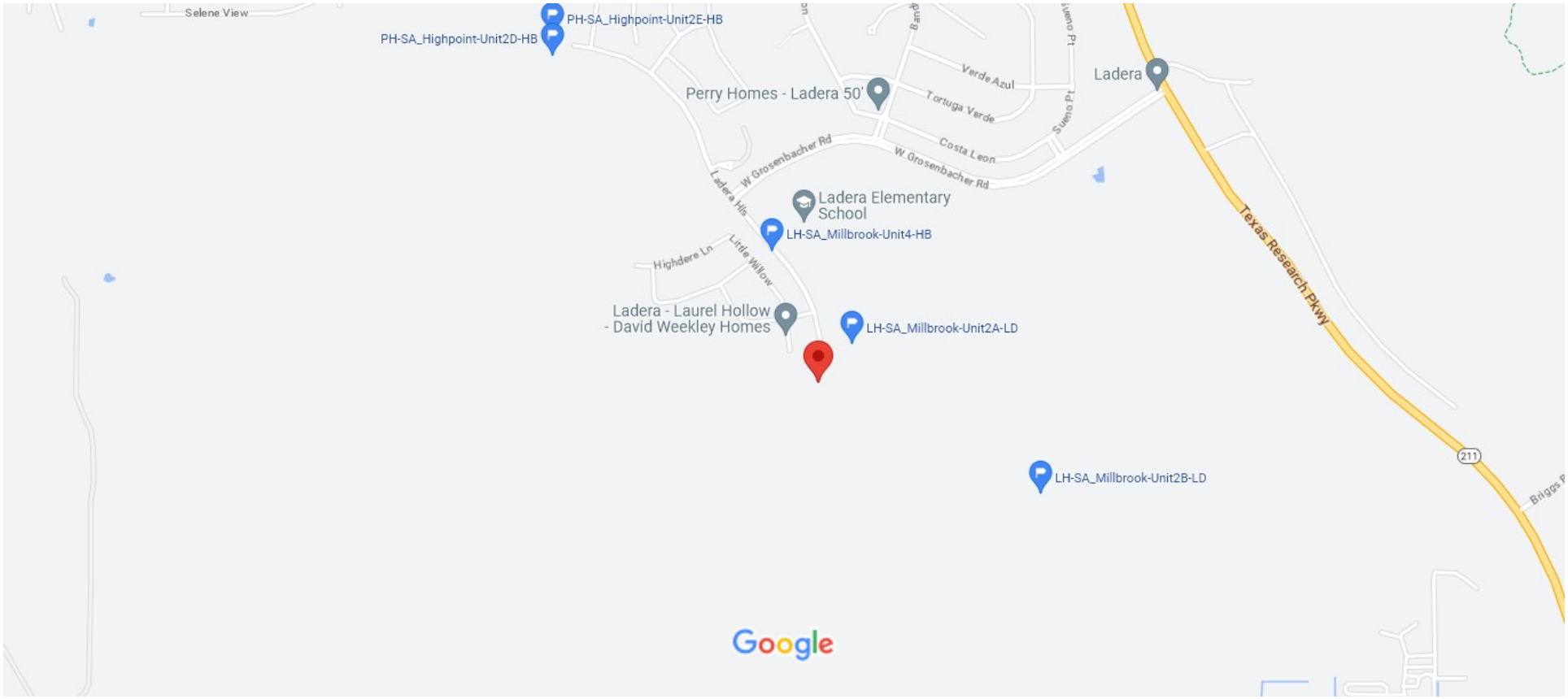

Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.393712,-98.780745
Show search results for 29.393712,-...
Measure
Miles
Measurement Result
5.76 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Castroville
Castroville Municipal Airport
LaCoste
TEXAS
Medina River
Polecat Creek
Little Sous Creek
Big Sous Creek
Sherer Creek
Flat Creek
Kempf Creek
Medina Irrigation Canal
Rhins Hill
Flea Hill
Goose Creek
Lucas Creek
Potranca Creek
Padrone Hill
W US HWY 90
US HWY 90 ACCESS RD
GROSENBACHER RD
MECHLER LN
JUNGMAN RD
SHERWOOD RD
KELLER RD
WISDOM RD
LADD RD
SHEPHERD RD
BLANCHARD RD
NELSON RD
COVEL RD
HUNT LN
HORAL ST
1903
1903A
1912A
CO RD 473
CO RD 476
CO RD 466
CO RD 5711
CO RD 4713
CO RD 5713
1mi
-98.662 29.377 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.393712,-98.780745
Show search results for 29.393712,-...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Castroville
Lacoste
Lackland City
Lackland Terrace
Kelland Heights
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Gateway Hills Golf Course
Gateway Valley Golf Course
Pearsall Park
US Highway 90 E
US Highway 90 W
W US-90
US-90 W
FM 471 N
FM 471 S
Texas Research Pkwy
Marbach Rd
Demya Dr
Kriewald Rd
Medina Base Rd
Old Pearsall Rd
Pearsall Rd
Gross Ln
Wisdom Rd
Macdona Lacoste Rd
WT Montgomery Rd
Five Palms Dr
Purple Heart Trl
New Laredo Hwy
1906
1912
1912A
7903
1604
2536
-98.601 29.419 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

Google Maps

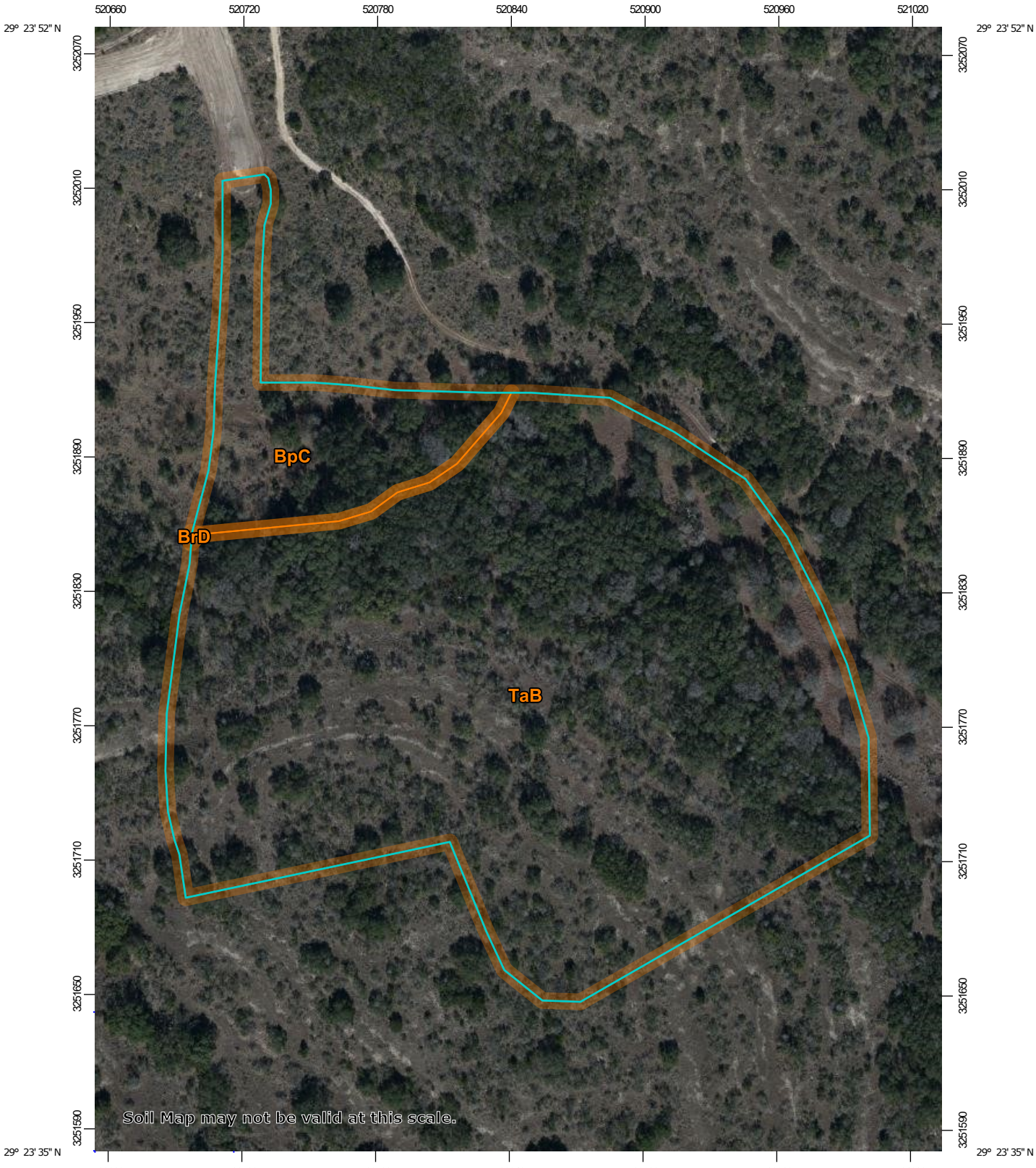
29°23'46.5"N 98°47'11.4"W

LH-SA_Millbrook-Unit3A-LD




LH-SA_Millbrook-Unit3A-LD
Ladera Elementary School
Ladera - Laurel Hollow - David Weekley Homes
29.396244,-98.786494
N
1000 ft
Google Earth

Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit3A-LD)



Map Scale: 1:2,450 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 26, Aug 24, 2022

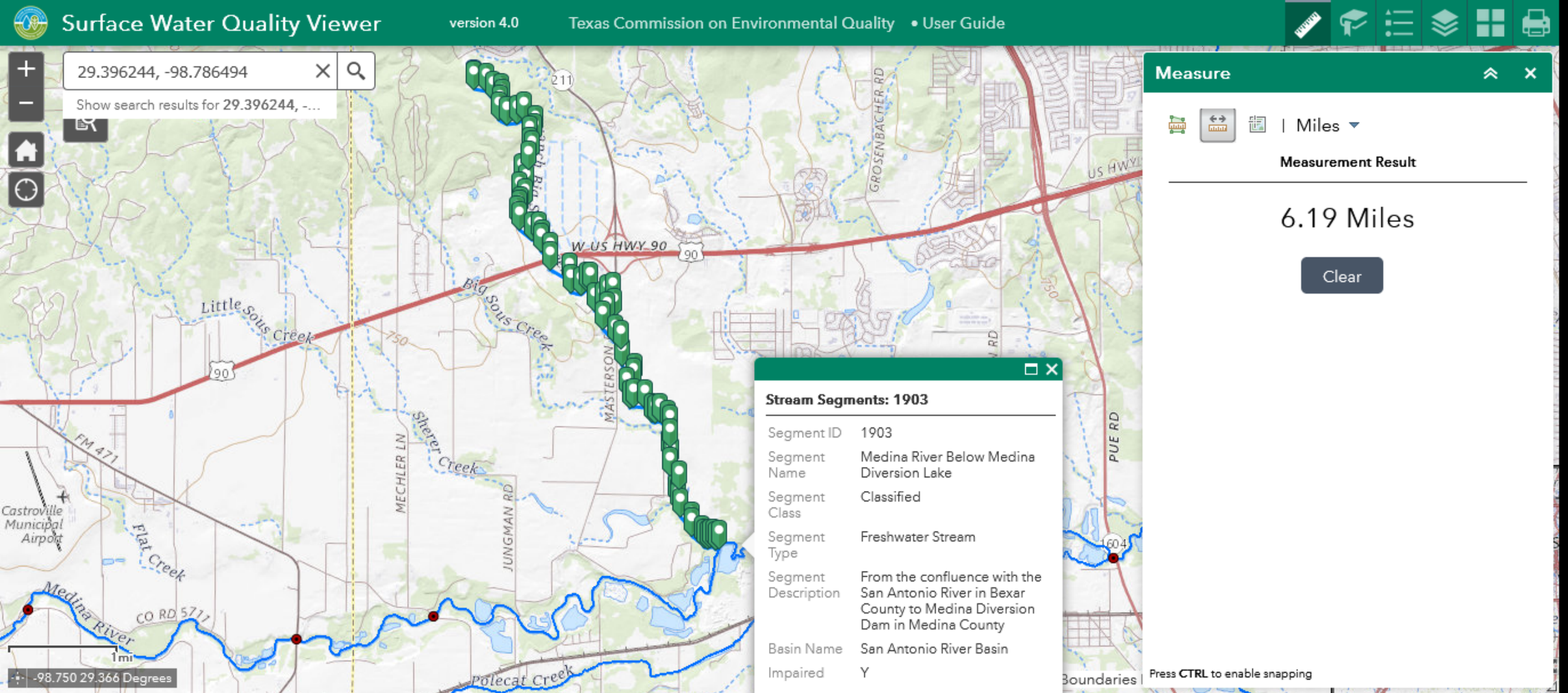
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

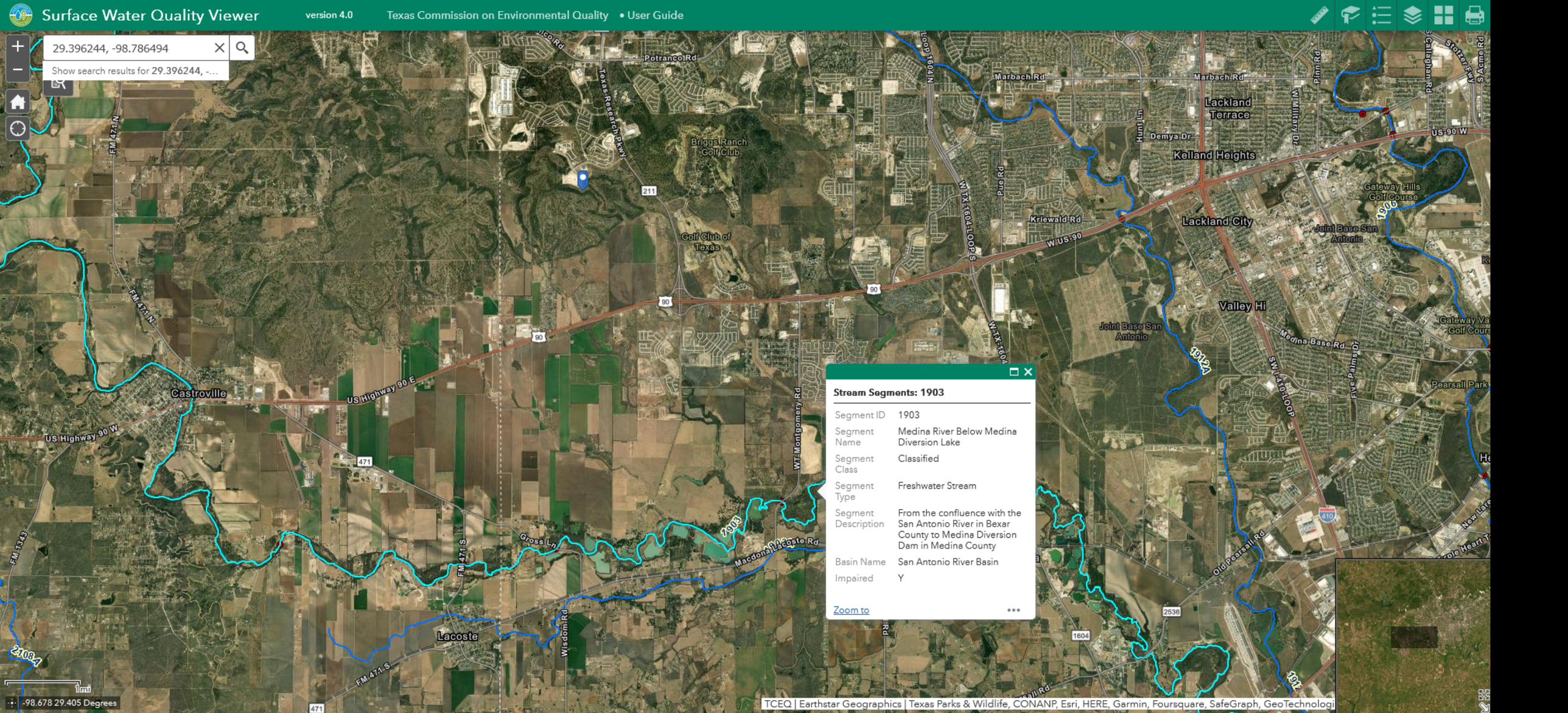
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BpC	Whitewright clay loam 1 to 5 percent slopes	2.1	12.8%
BrD	Brackett gravelly clay loam, 3 to 12 percent slopes	0.0	0.0%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	14.4	87.2%
Totals for Area of Interest		**16.5**	**100.0%**

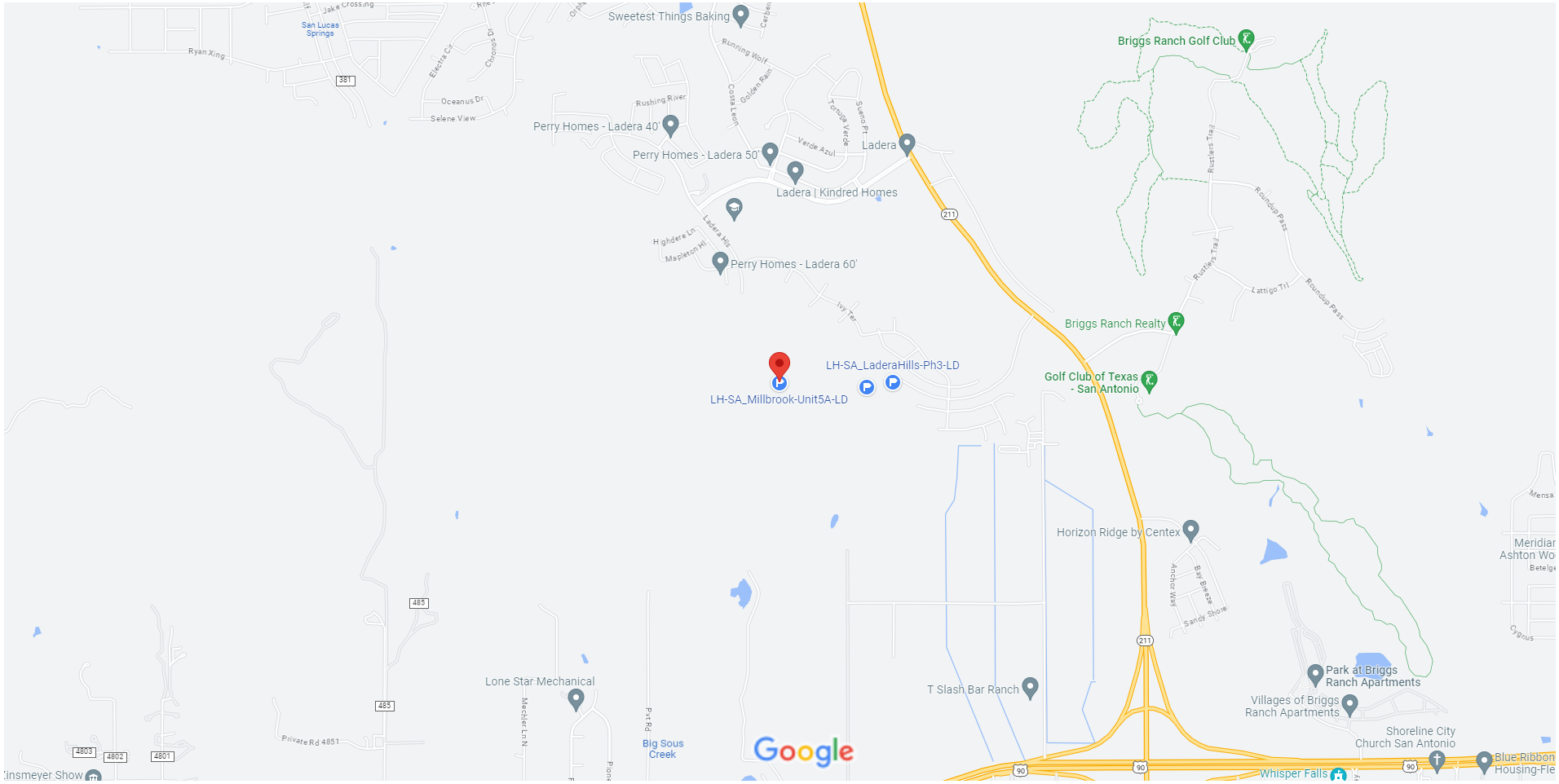

Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.396244, -98.786494
Show search results for 29.396244, -...
Measure
Miles
Measurement Result
6.19 Miles
Clear
Press CTRL to enable snapping
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
W US HWY 90
Little Sous Creek
Big Sous Creek
Sherer Creek
Flat Creek
Medina River
Polecat Creek
FM 471
MECHLER LN
JUNGMAN RD
MASTERSON
GROSENBACHER RD
PUE RD
CO RD 5711
Castroville Municipal Airport
-98.750 29.366 Degrees


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.396244, -98.786494
Show search results for 29.396244, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Castroville
Lacoste
Lackland City
Lackland Terrace
Kelland Heights
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Gateway Hills Golf Course
Pearsall Park
US Highway 90 E
US Highway 90 W
W US-90
US-90 W
Potranco Rd
Marbach Rd
Kriewald Rd
Demya Dr
Medina Base Rd
Old Pearsall Rd
Gross Ln
Macdona Lacoste Rd
Wisdom Rd
FM 471 S
FM 471 N
FM 1343
WT Montgomery Rd
Texas Research Pkwy
Pue Rd
Hunt Ln
Pinn Rd
W Military Dr
Five Palms Dr
SW I-410 LOOP
W TX-1604 LOOP S
Loop 1604 N
1903
1906
1912A
1912
2108A
1604
2536
410
211
90
471
1mi
-98.678 29.405 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

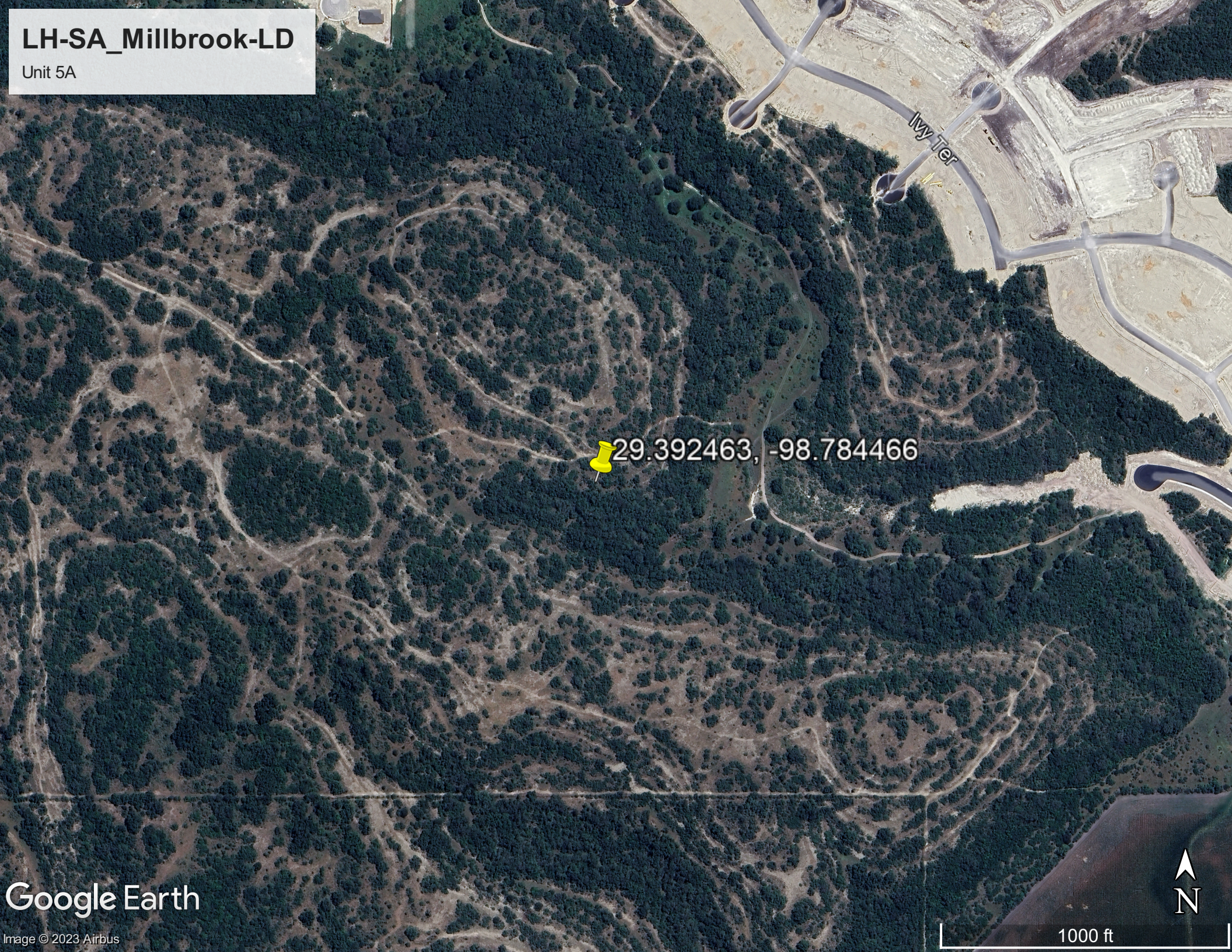
Google Maps

29°23'32.9"N 98°47'04.1"W

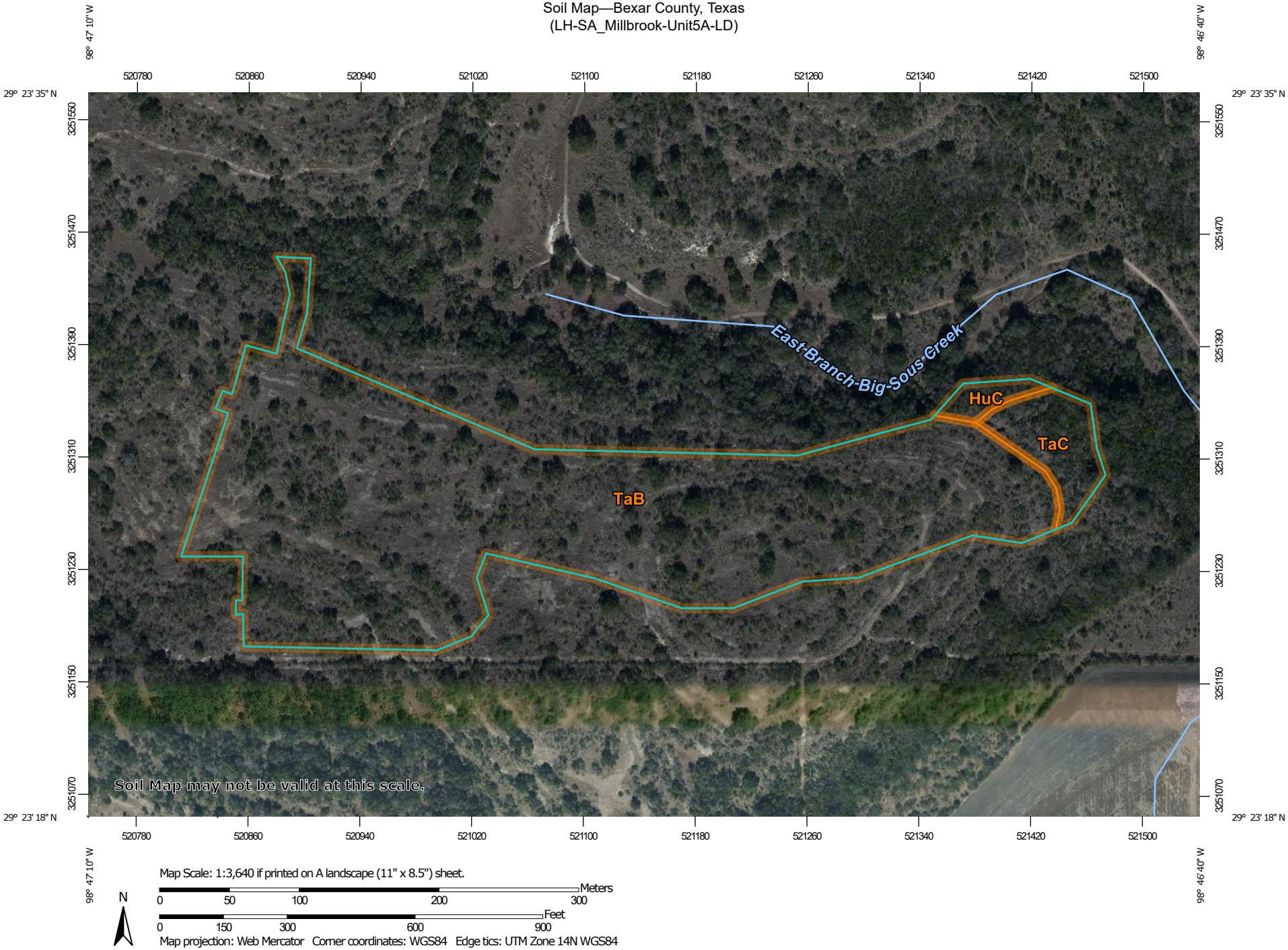
LH-SA_Millbrook-Unit5A-LD



Map data ©2023 Google 1000 ft


LH-SA_Millbrook-LD
Unit 5A
Ivy Ter
29.392463, -98.784466
Google Earth
Image © 2023 Airbus
N
1000 ft

Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit5A-LD)



Map Scale: 1:3,640 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

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- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 27, Aug 31, 2023

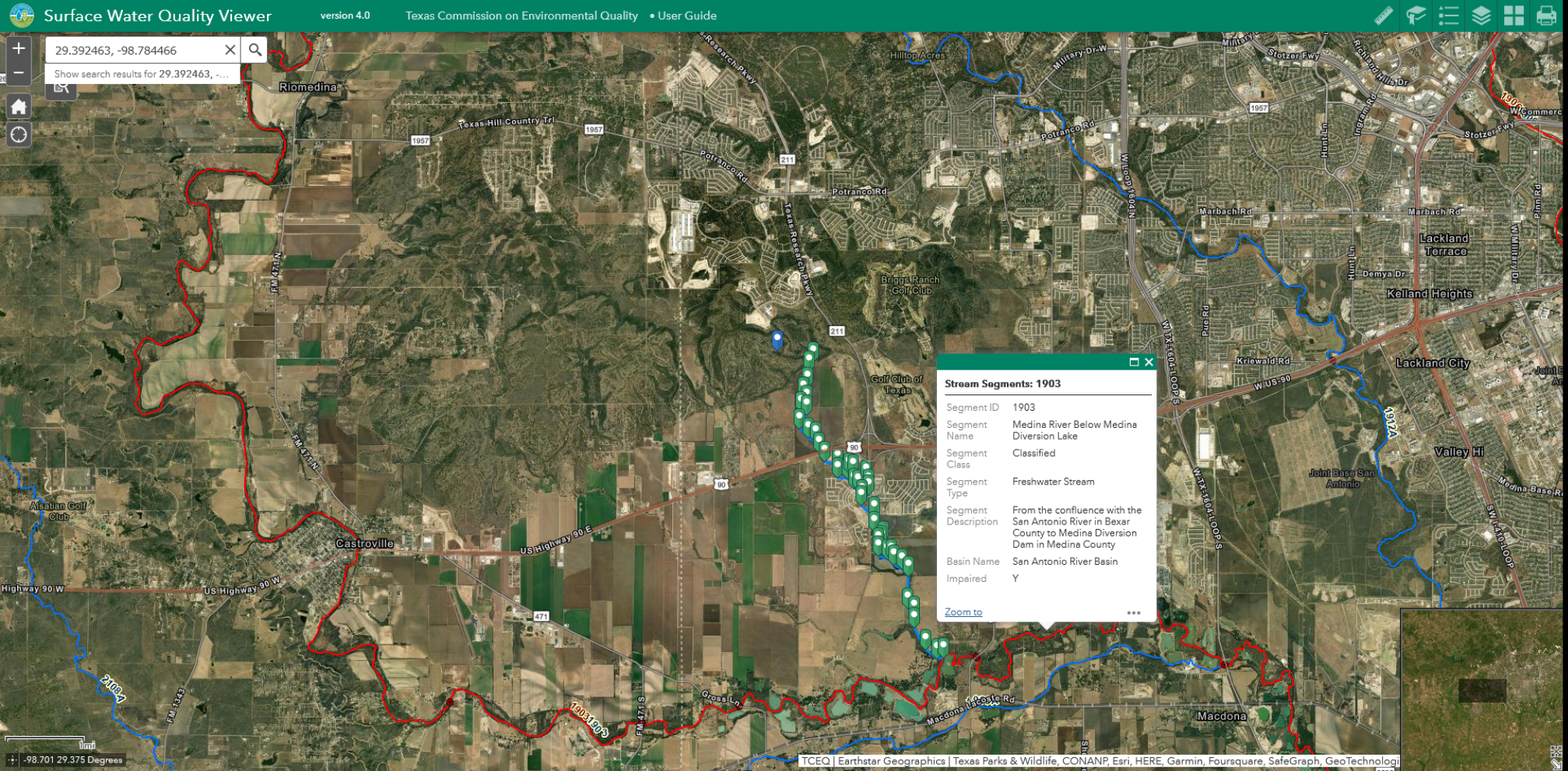
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

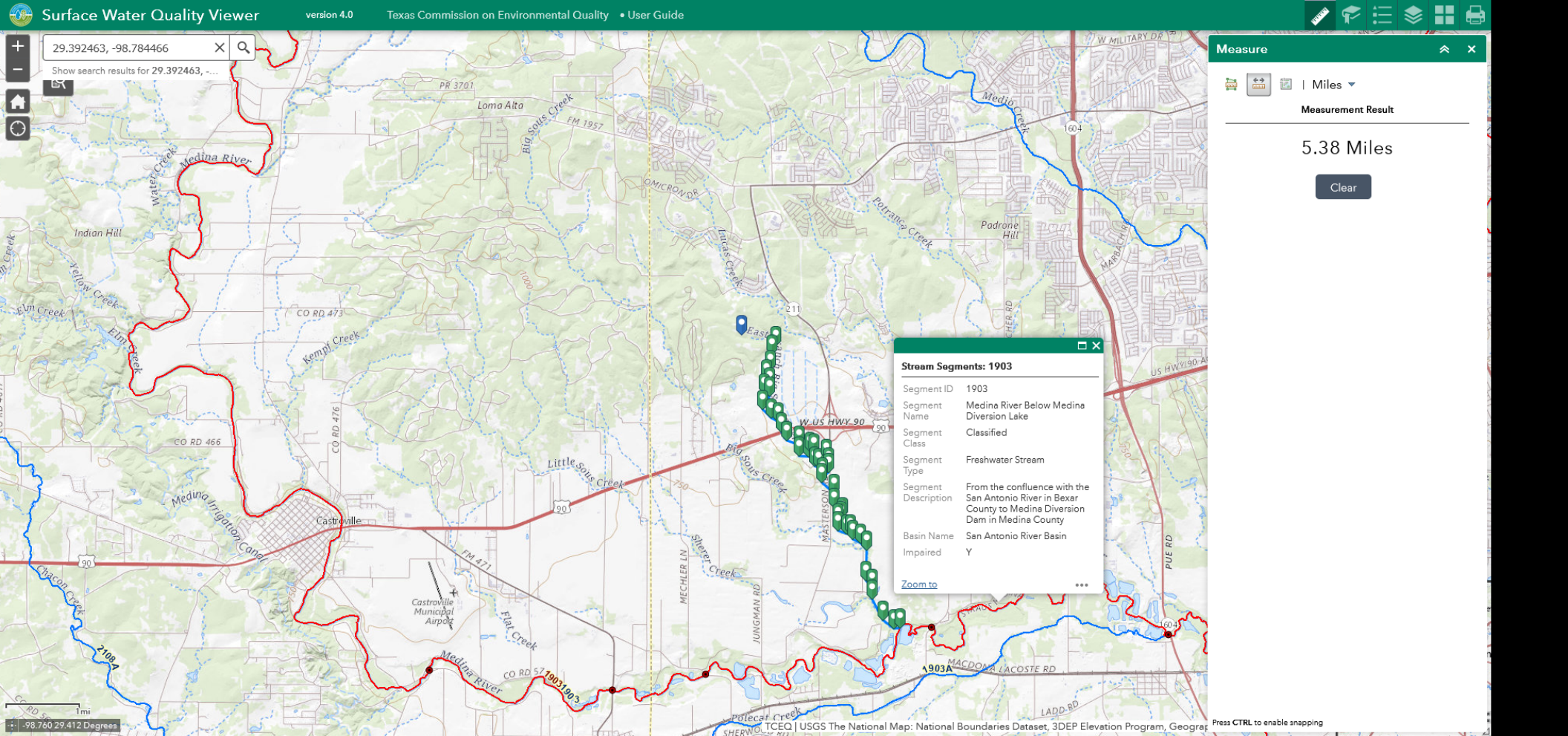
Date(s) aerial images were photographed: Sep 27, 2015—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	0.3	1.6%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	18.4	92.8%
TaC	Eckrant very cobbly clay, 5 to 15 percent slopes	1.1	5.6%
Totals for Area of Interest		**19.8**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392463, -98.784466
Show search results for 29.392463, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Riomedina
Castroville
Macdona
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Alsatian Golf Club
Hilltop Acres
US Highway 90 E
US Highway 90 W
Highway 90 W
Texas Hill Country Trl
Potranco Rd
Marbach Rd
Kriewald Rd
Demya Dr
Gross Ln
Macdona Lacoste Rd
Medina Base Rd
1957
211
90
471
1912A
2108-4
1903
1903
-98.701 29.375 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392463, -98.784466
Show search results for 29.392463, -...
Measure
Miles
Measurement Result
5.38 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
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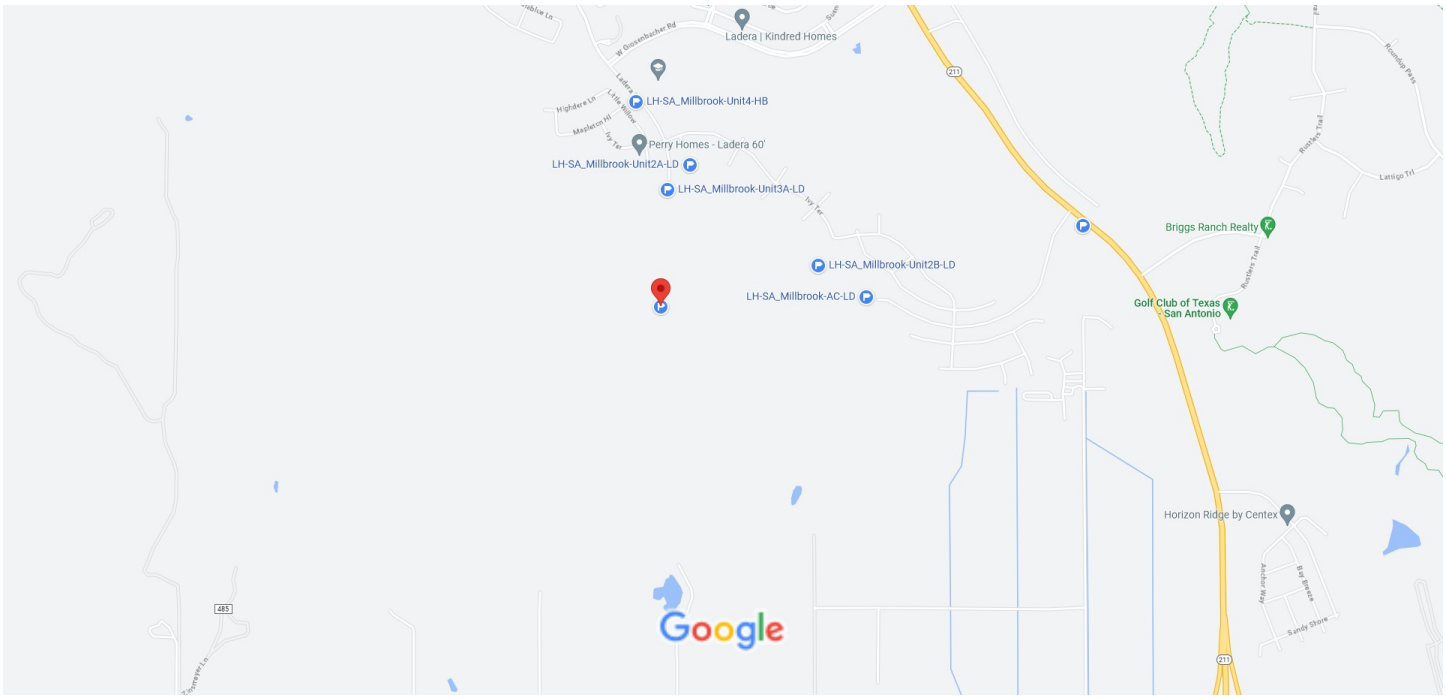
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Medina River
Castroville
Castroville Municipal Airport
Medina Irrigation Canal
Indian Hill
Loma Alta
Padrone Hill
Medio Creek
Potranca Creek
Lucas Creek
Big Sous Creek
Little Sous Creek
Kempf Creek
Elm Creek
Yellow Creek
Water Creek
Chacon Creek
Flat Creek
Sherer Creek
Polecat Creek
W US HWY 90
US HWY 90
MACDONA LACOSTE RD
PUE RD
MASTERSON
JUNGMAN RD
MECHLER LN
CO RD 473
CO RD 466
CO RD 476
FM 471
FM 1957
PR 3701
OMICRON DR
W MILITARY DR
MARBACH RD
LADD RD
1903
1903A
2108A
1604
211
90
1mi
-98.760 29.412 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping

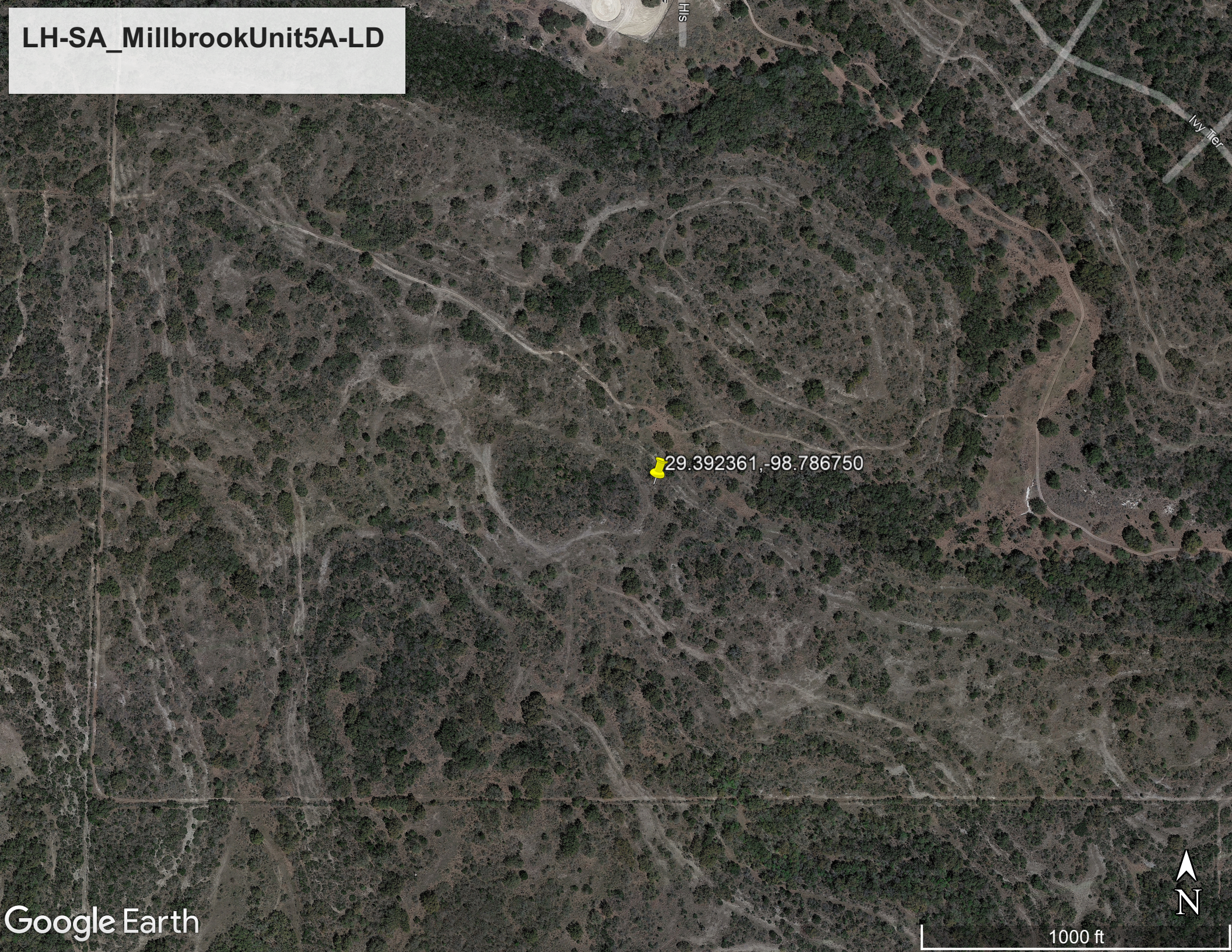
Google Maps

29°23'32.5"N 98°47'12.3"W

LH-SA_MillbrookUnit5A-LD



Map data ©2023 Google 1000 ft


LH-SA_MillbrookUnit5A-LD
29.392361,-98.786750
Ivy Ter
Google Earth
N
1000 ft

Soil Map—Bexar County, Texas
(LH-SA_MillbrookUnit5A-LD)



Map Scale: 1:4,510 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
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- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 27, Aug 31, 2023

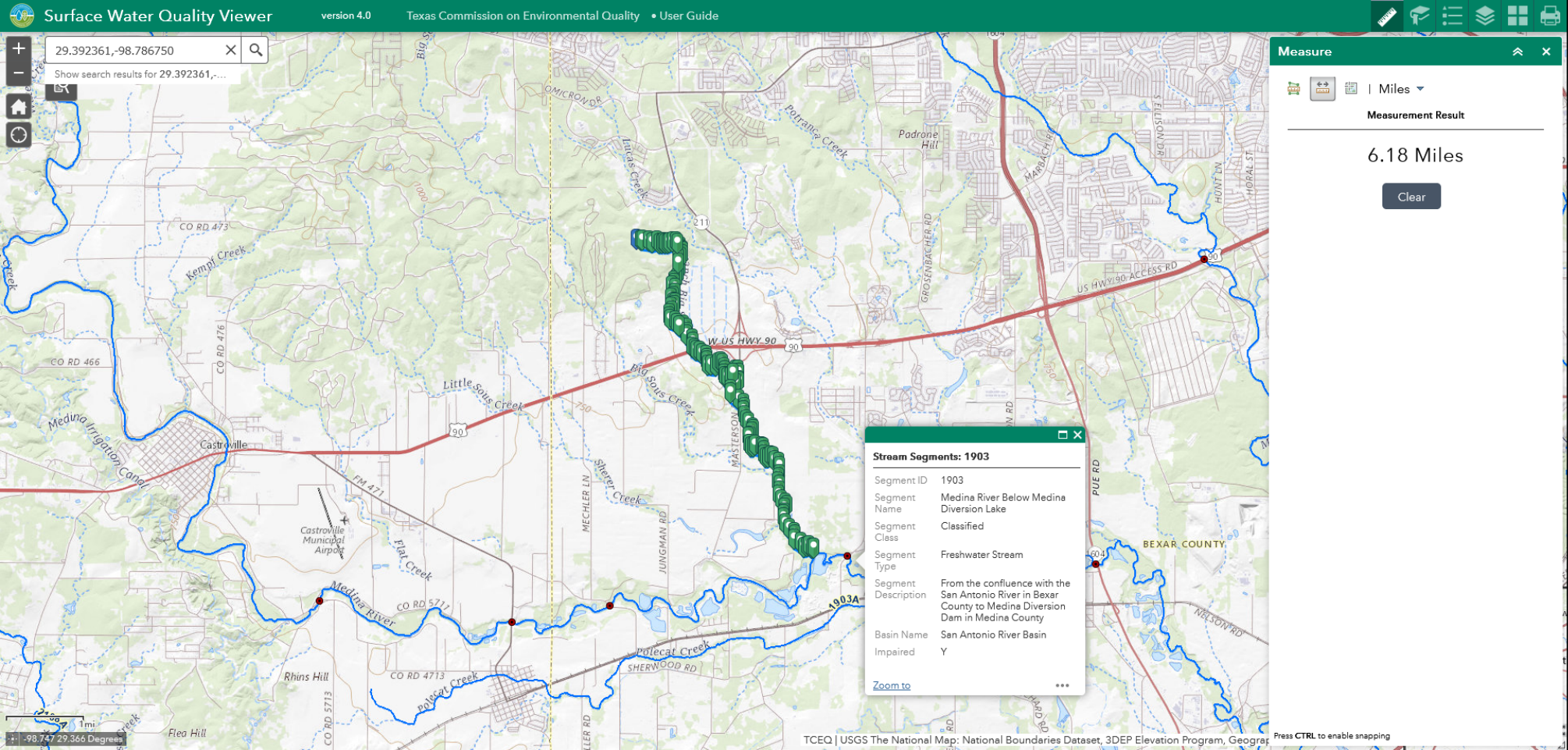
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

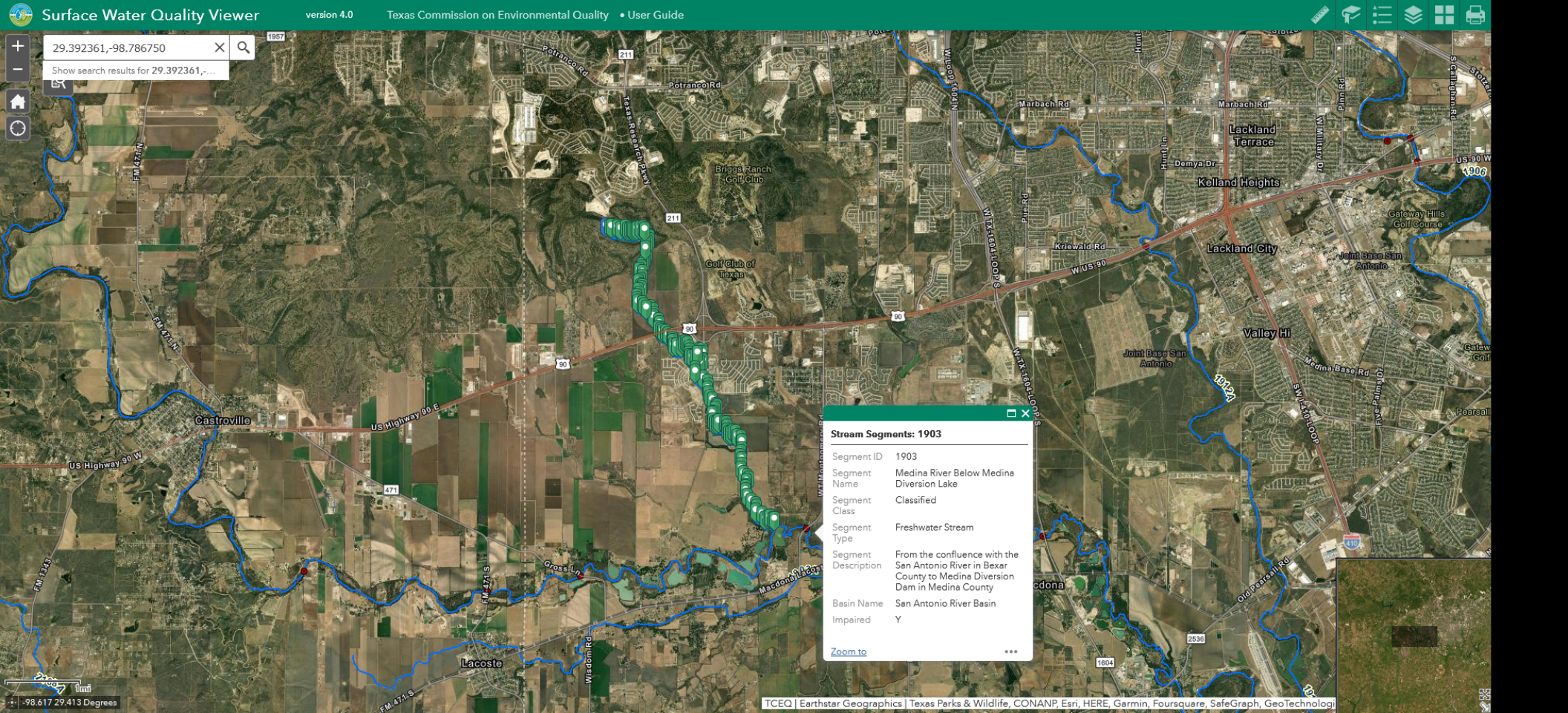
Date(s) aerial images were photographed: Sep 27, 2015—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HuC	Houston Black gravelly clay, 3 to 5 percent slopes	0.1	0.6%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	19.1	99.4%
Totals for Area of Interest		**19.2**	**100.0%**

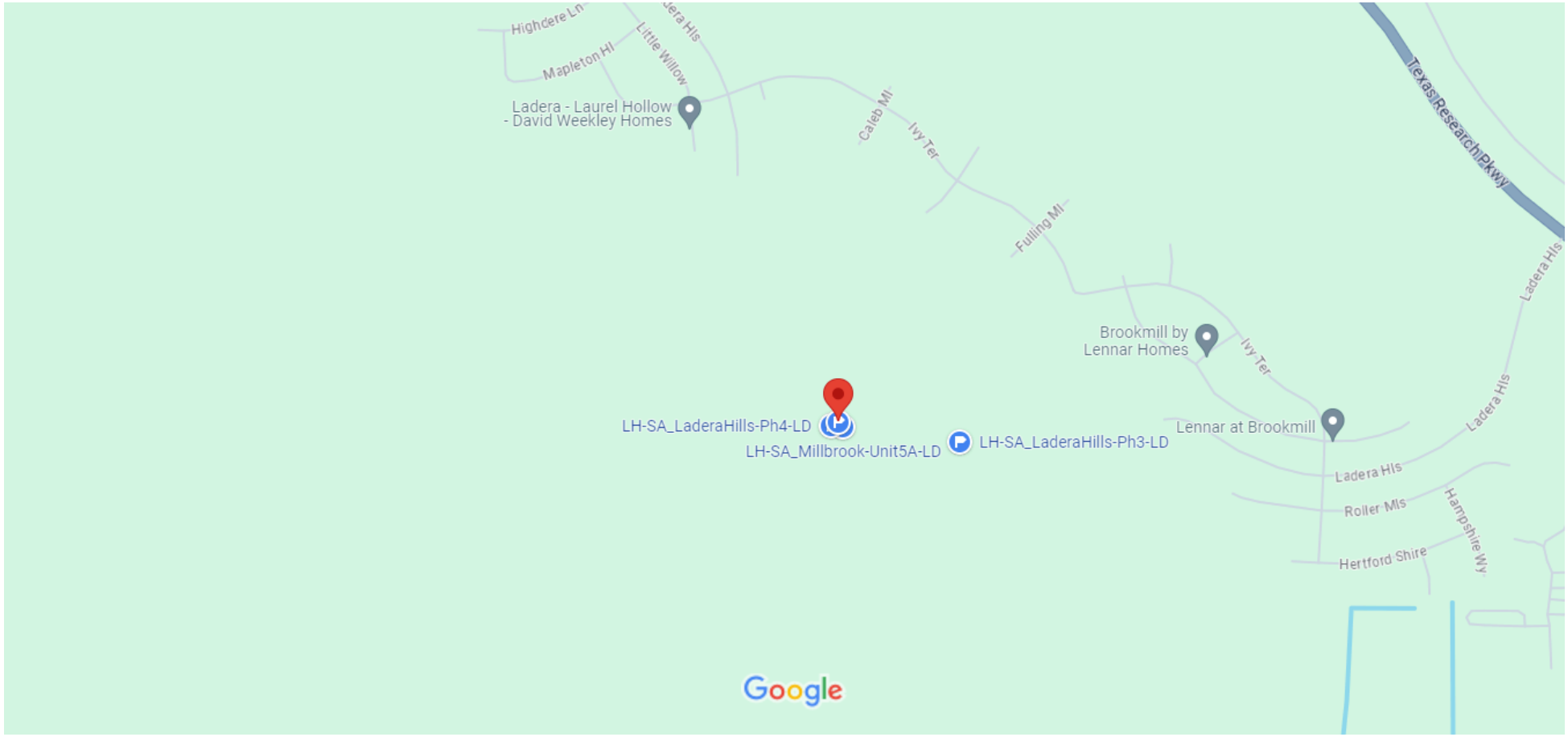

Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392361,-98.786750
Show search results for 29.392361,-...
Measure
Miles
Measurement Result
6.18 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US HWY 90
US HWY 90 ACCESS RD
Little Sous Creek
Big Sous Creek
Medina Irrigation Canal
Castroville
Castroville Municipal Airport
Medina River
Polecat Creek
Rhins Hill
Flea Hill
Padrone Hill
Potranco Creek
Lucas Creek
Kempf Creek
Flat Creek
Sherer Creek
BEXAR COUNTY
1903A
Press CTRL to enable snapping
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
-98.747 29.366 Degrees


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392361,-98.786750
Show search results for 29.392361,-...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Castroville
Lacoste
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Gateway Hills Golf Course
US Highway 90 E
US Highway 90 W
W US-90
Potranco Rd
Marbach Rd
Kriewald Rd
Medina Base Rd
Old Pearsall Rd
Gross Ln
Wisdom Rd
FM 471 N
FM 471 S
FM 1343
1957
211
90
471
410
2536
1604
1906
1912A
-98.617 29.413 Degrees
1mi
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

Google Maps

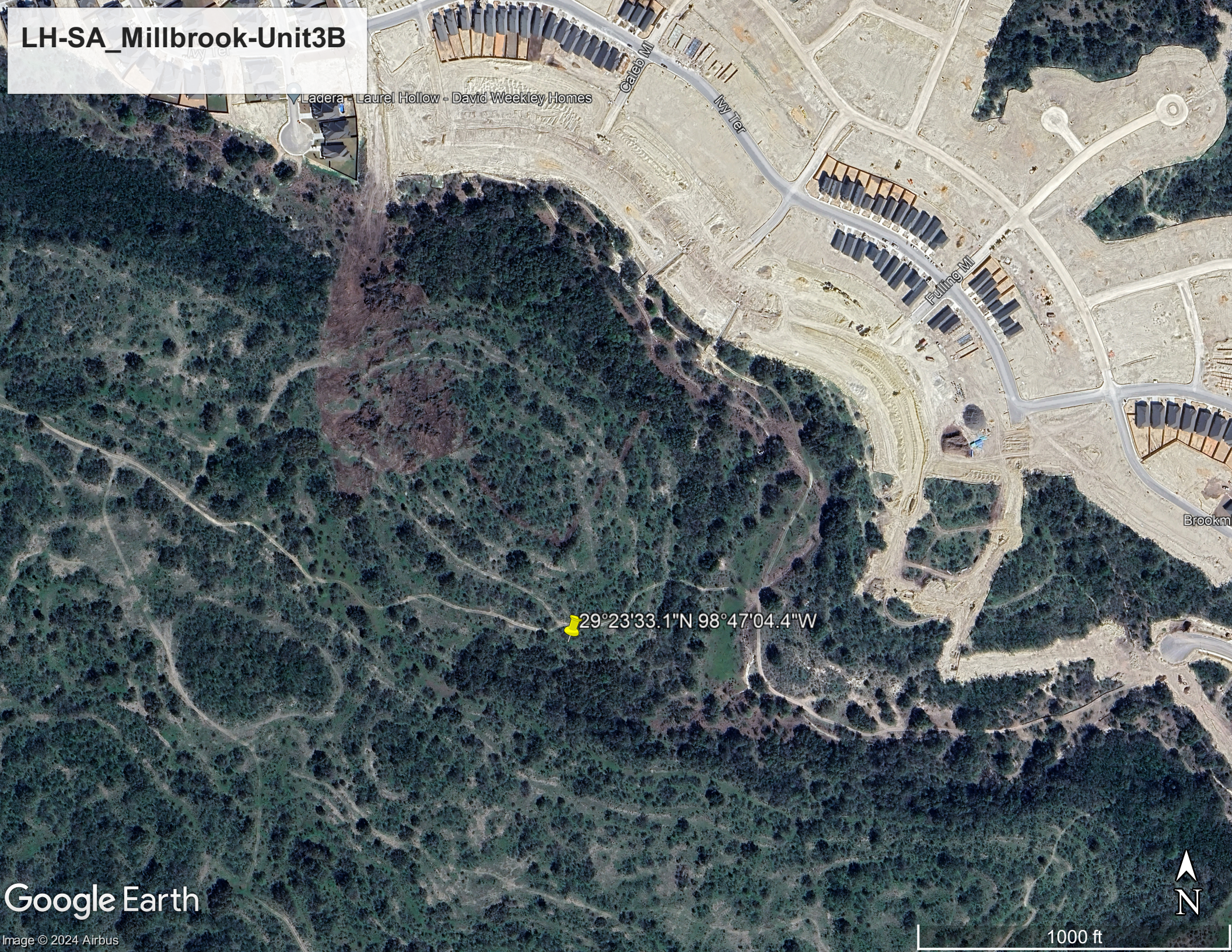
29°23'33.1"N 98°47'04.4"W

LH-SA_Millbrook-Unit3B

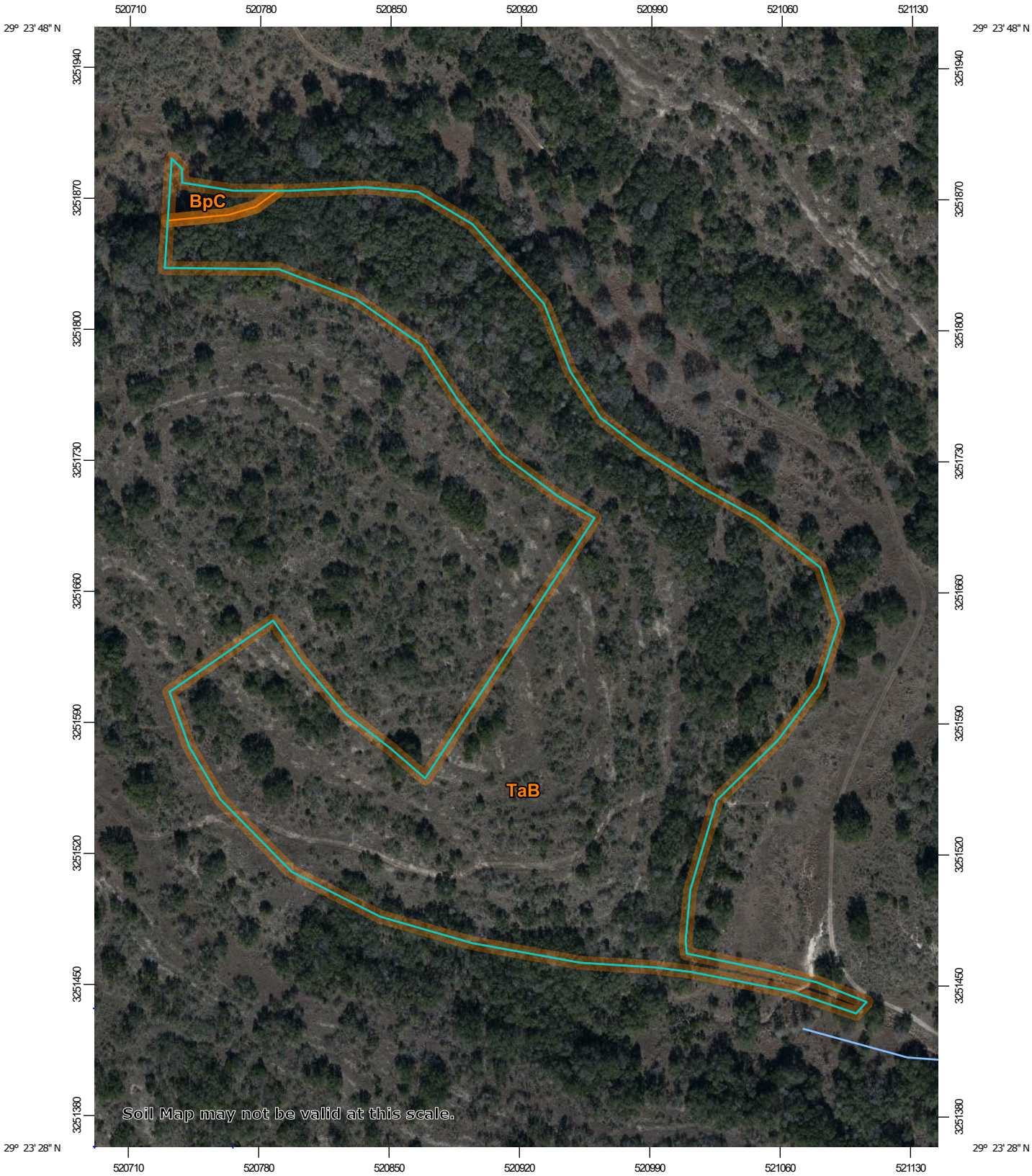


Map data ©2024 Google 500 ft

LH-SA_Millbrook-Unit3B



Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit3B)



Map Scale: 1:2,920 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 27, Aug 31, 2023

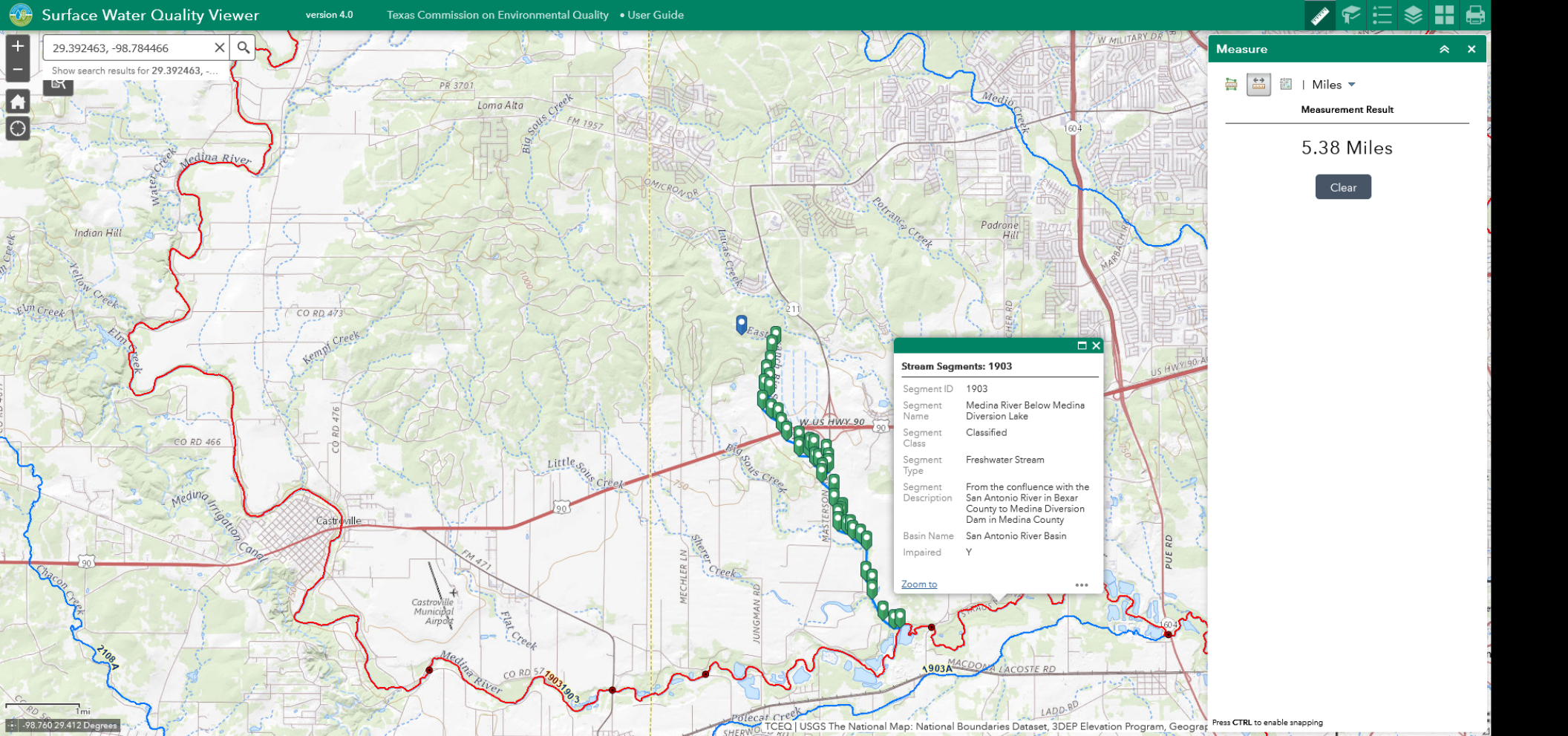
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

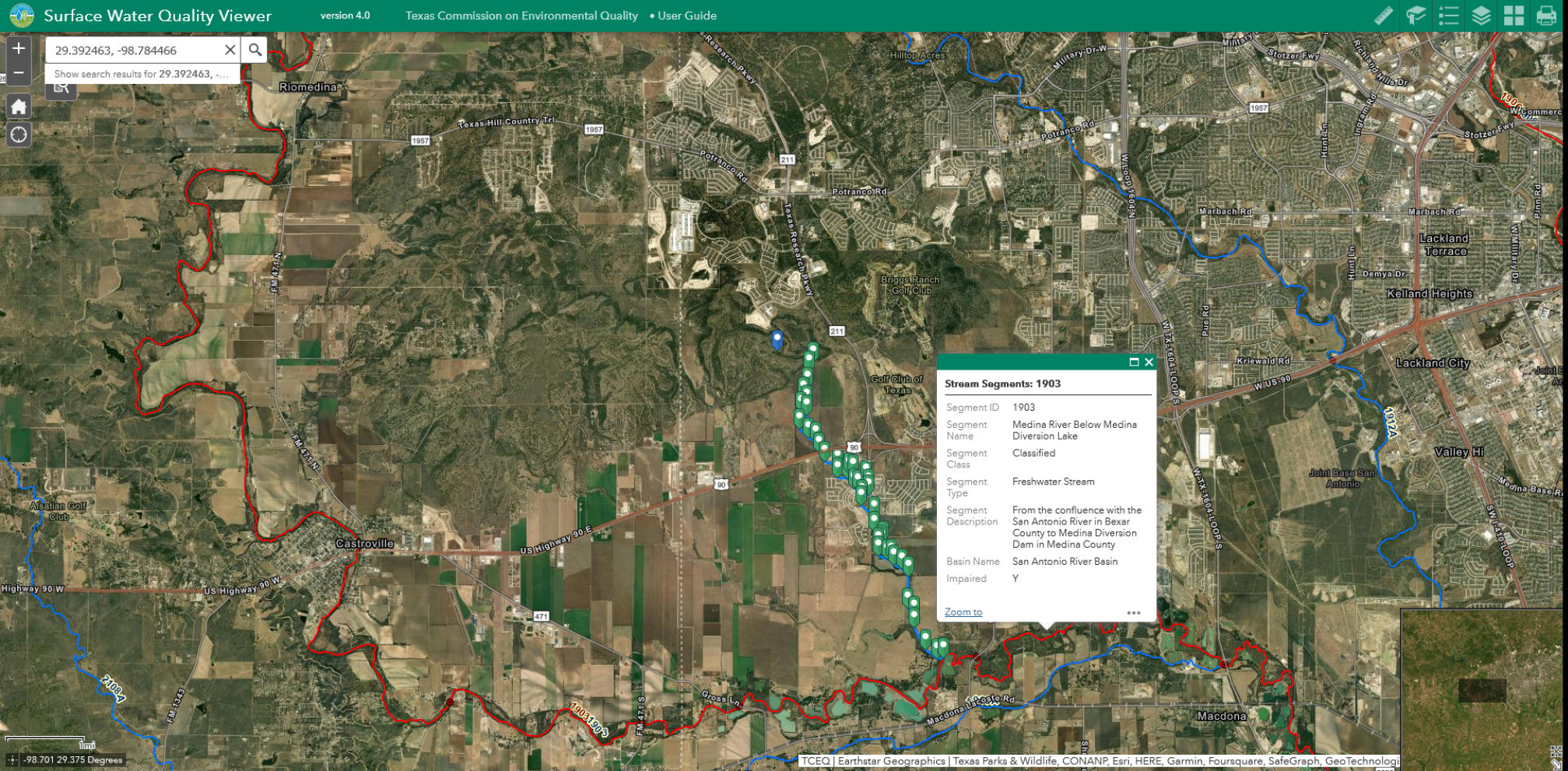
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BpC	Whitewright clay loam 1 to 5 percent slopes	0.2	1.2%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	16.4	98.8%
Totals for Area of Interest		**16.6**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392463, -98.784466
Show search results for 29.392463, -...
Measure
Miles
Measurement Result
5.38 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Medina River
Castroville
Castroville Municipal Airport
Medina Irrigation Canal
Indian Hill
Loma Alta
Padrone Hill
Medio Creek
Potranca Creek
Lucas Creek
Big Sous Creek
Little Sous Creek
Kempf Creek
Elm Creek
Yellow Creek
Water Creek
Chacon Creek
Flat Creek
Sherer Creek
Polecat Creek
W US HWY 90
US HWY 90
MACDONA LACOSTE RD
PUE RD
MASTERSON
MECHLER LN
JUNGMAN RD
LADD RD
CO RD 473
CO RD 476
CO RD 466
CO RD 57
FM 471
FM 1957
PR 3701
OMICRON DR
MARBACH RD
W MILITARY DR
1604
211
90
2108A
1903
1903A
1mi
-98.760 29.412 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
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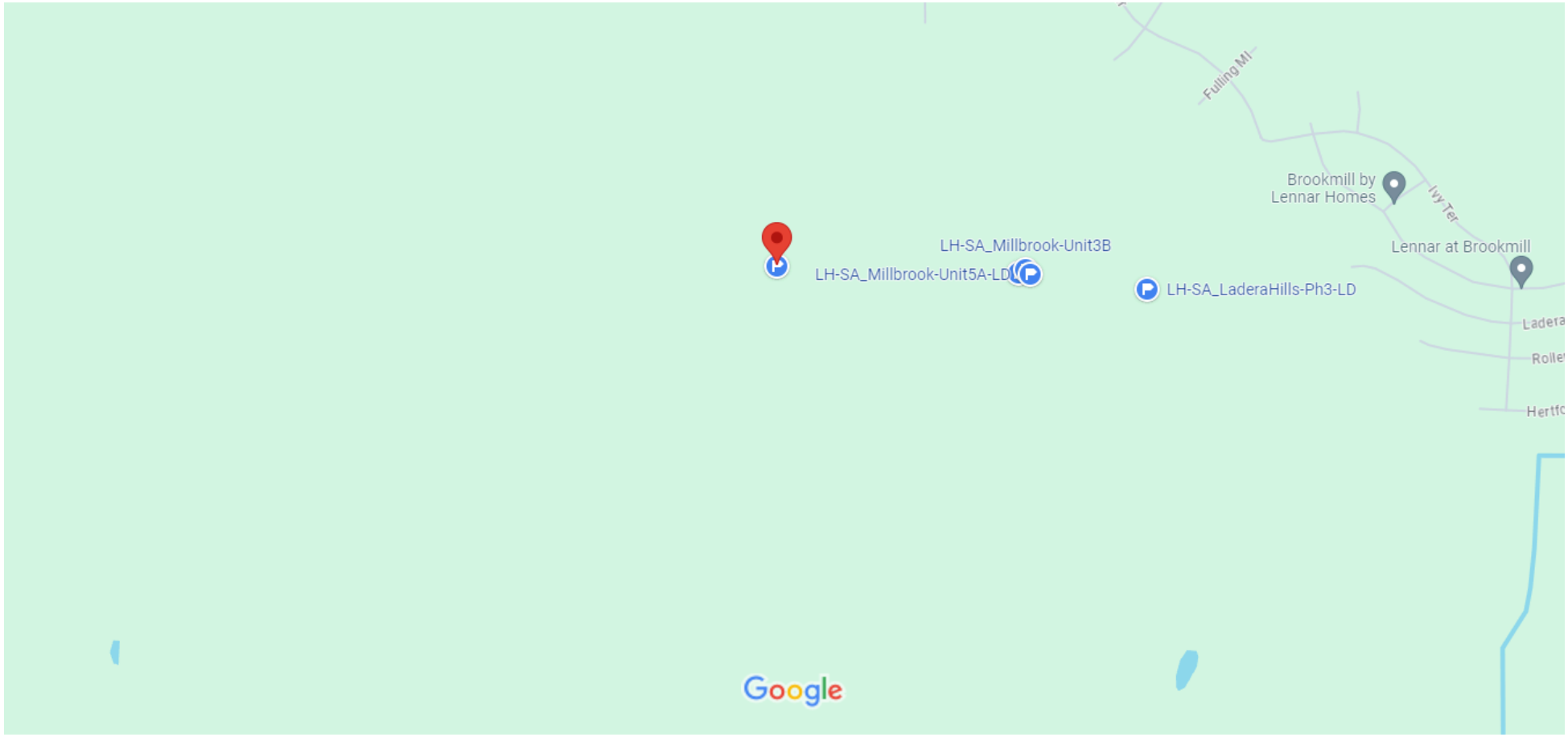
Show search results for 29.392463, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Riomedina
Castroville
Macdona
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Alsatian Golf Club
Hilltop Acres
US Highway 90 E
US Highway 90 W
Highway 90 W
Potranco Rd
Texas Hill Country Trl
Marbach Rd
Kriewald Rd
Demya Dr
Gross Ln
Macdona Lacoste Rd
Medina Base Rd
1912A
1903
1903-3
2108-4
-98.701 29.375 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

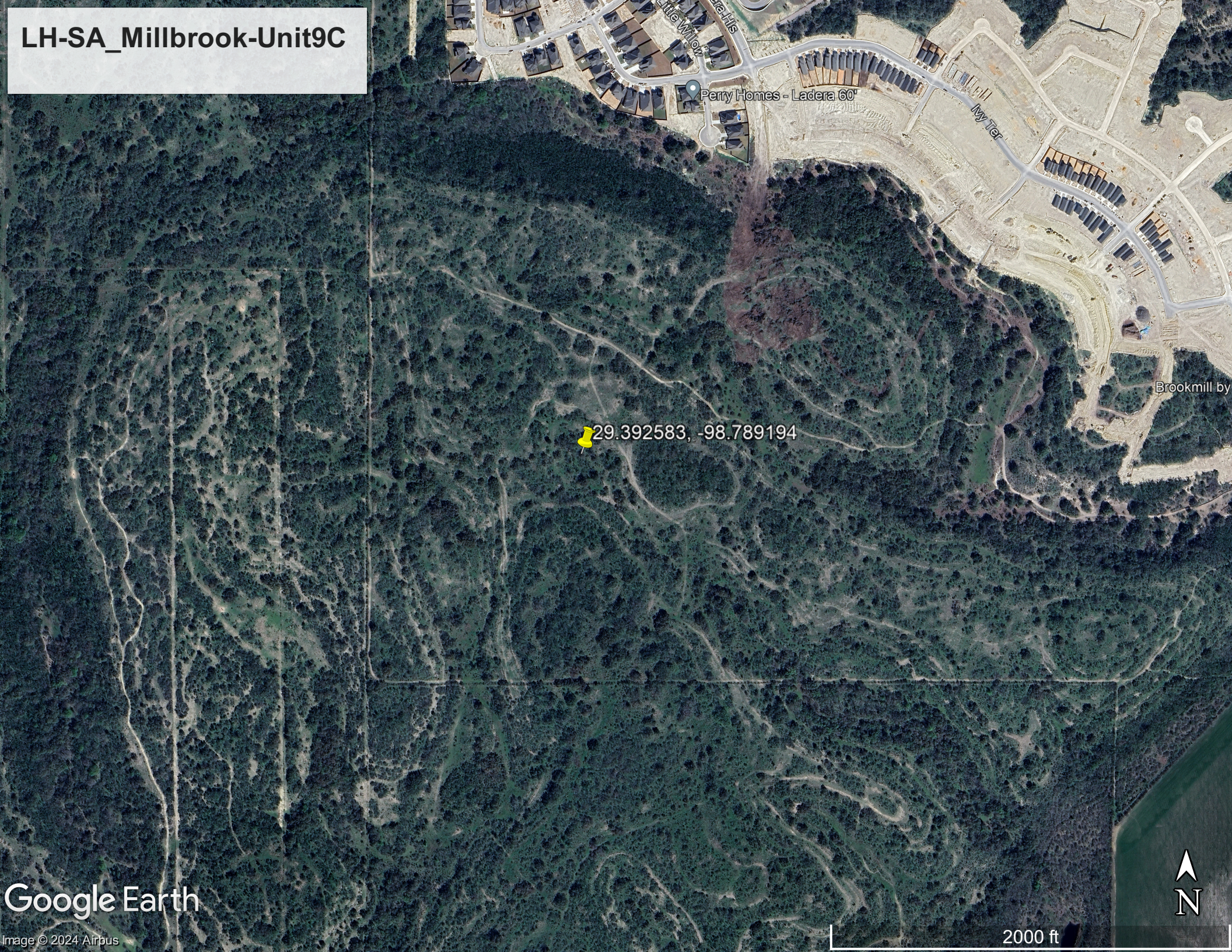
Google Maps

29°23'33.3"N 98°47'21.1"W

LH-SA_Millbrook-Unit9C



Map data ©2024 Google 500 ft


LH-SA_Millbrook-Unit9C
Perry Homes - Ladera 60'
Ivy Ter
Brookmill by
29.392583, -98.789194
Google Earth
Image © 2024 Airbus
N
2000 ft

Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit9C)



Map Scale: 1:2,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 27, Aug 31, 2023

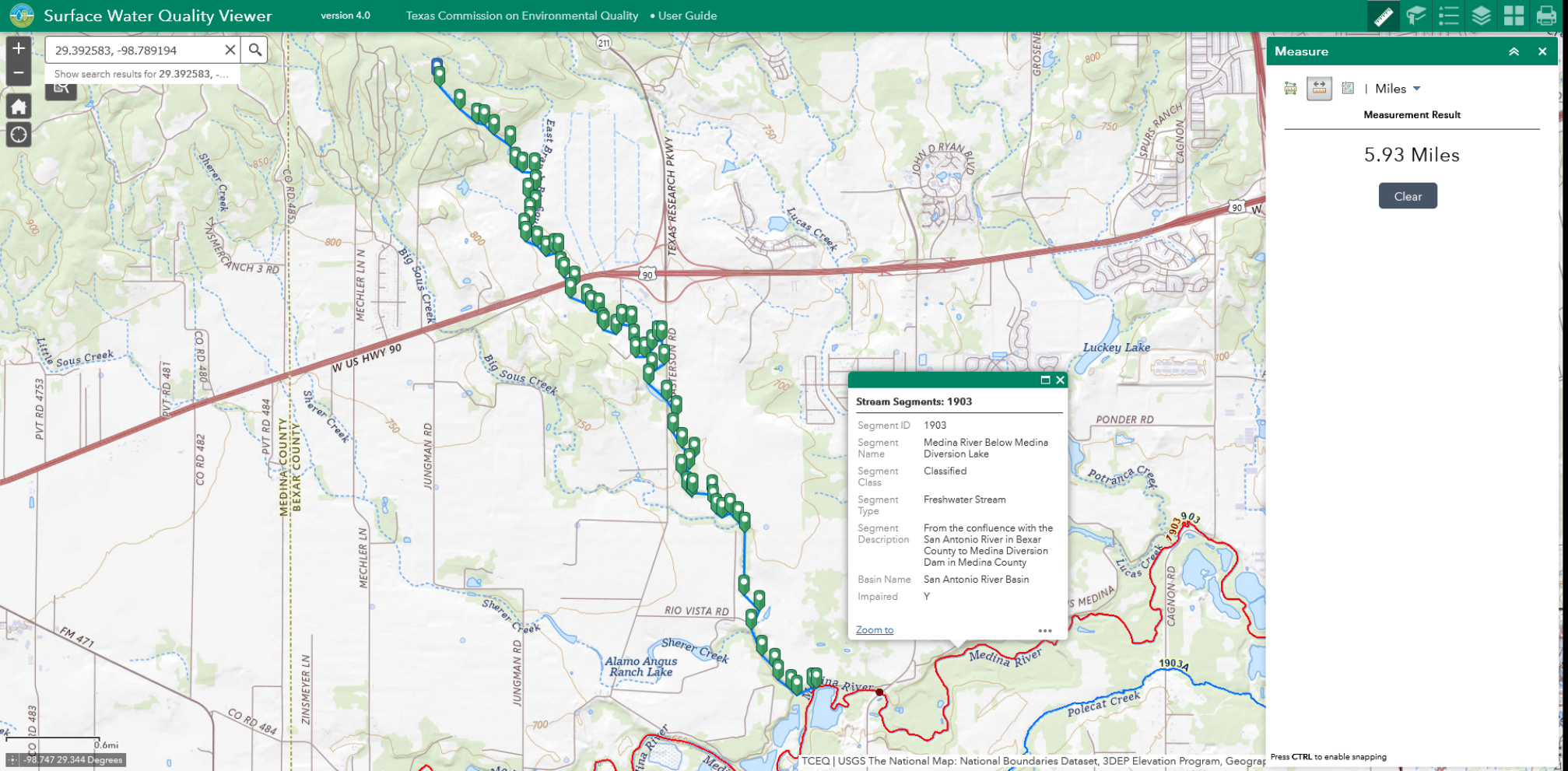
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

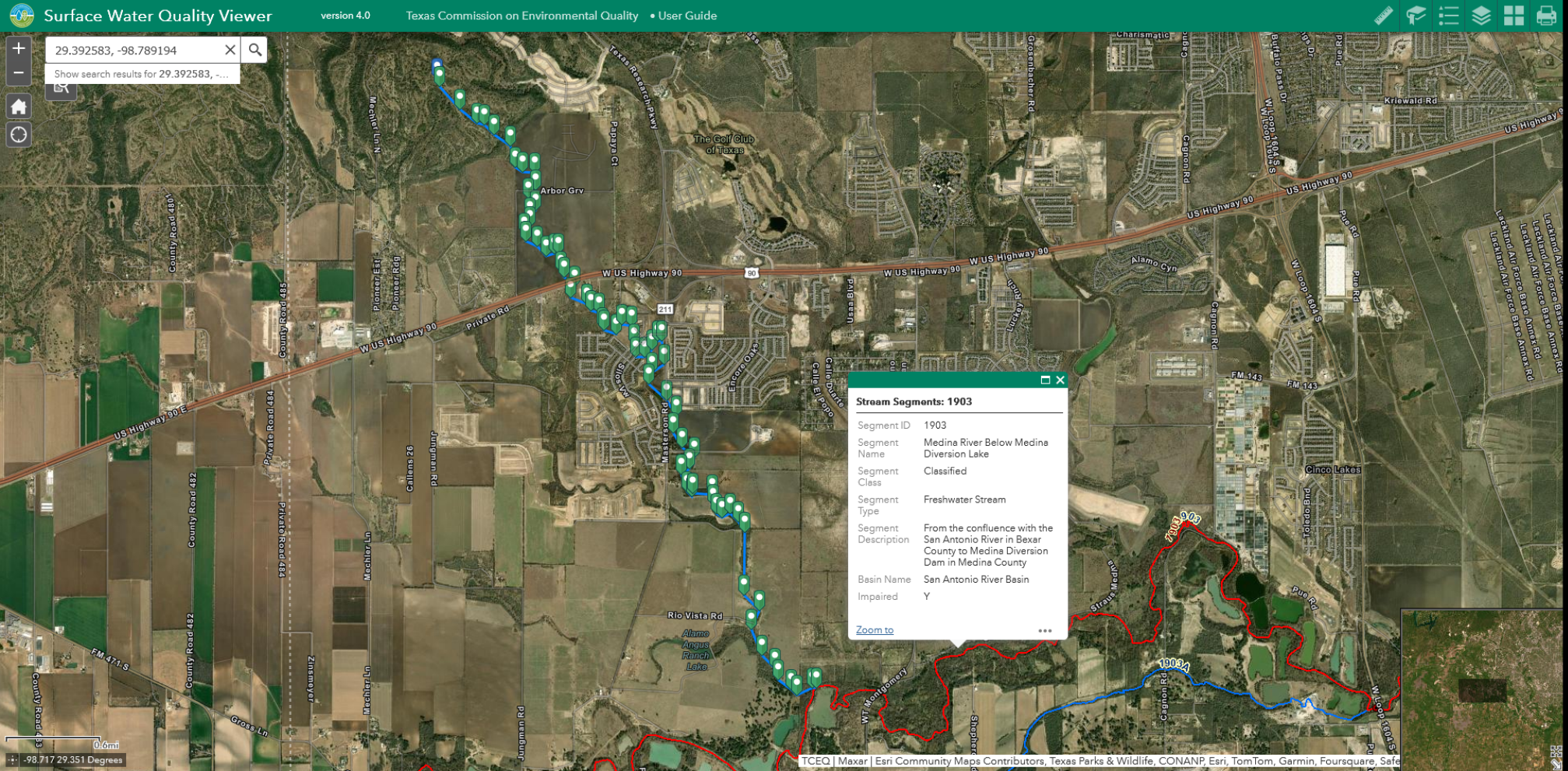
Date(s) aerial images were photographed: Dec 3, 2020—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	16.9	100.0%
Totals for Area of Interest		**16.9**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392583, -98.789194
Show search results for 29.392583, -...
Measure
Miles
Measurement Result
5.93 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US HWY 90
Big Sous Creek
Little Sous Creek
Sherer Creek
Lucas Creek
Luckey Lake
Potranca Creek
Medina River
Polecat Creek
Alamo Angus Ranch Lake
RIO VISTA RD
PONDER RD
JUNGMAN RD
MECHLER LN
TEXAS RESEARCH PKWY
JOHN D RYAN BLVD
CAGNON RD
ZINSMEYER LN
FM 471
MEDINA COUNTY
BEXAR COUNTY
1903
1903A
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping
0.6mi
-98.747 29.344 Degrees


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392583, -98.789194
Show search results for 29.392583, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US Highway 90
US Highway 90 E
US Highway 90
Private Rd
Arbor Grv
The Golf Club of Texas
Texas Research Pkwy
Papaya Ct
Mechler Ln N
Pioneer Est
Pioneer Rdg
County Road 480
County Road 485
County Road 482
Private Road 484
Callens 26
Jungman Rd
Mechler Ln
Zinsmeyer
Gross Ln
FM 471 S
Rio Vista Rd
Alamo Angus Ranch Lake
Masterson Rd
Encore Oaks
Calle El Popo
Calle Duarte
Usaa Blvd
Lucky Ranch
Alamo Cyn
Cagnon Rd
Grosenbacher Rd
Charismatic
Buffalo Pass Dr
Pue Rd
Kriewald Rd
W Loop 1604 S
Lackland Air Force Base Annex Rd
FM 143
Cinco Lakes
Toledo Bnd
Straus Medina
WT Montgomery
Shepherd
7903
903
1903A
0.6mi
-98.717 29.351 Degrees
TCEQ | Maxar | Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, Foursquare, Safe

Google Maps

29°23'28.0"N 98°47'06.5"W

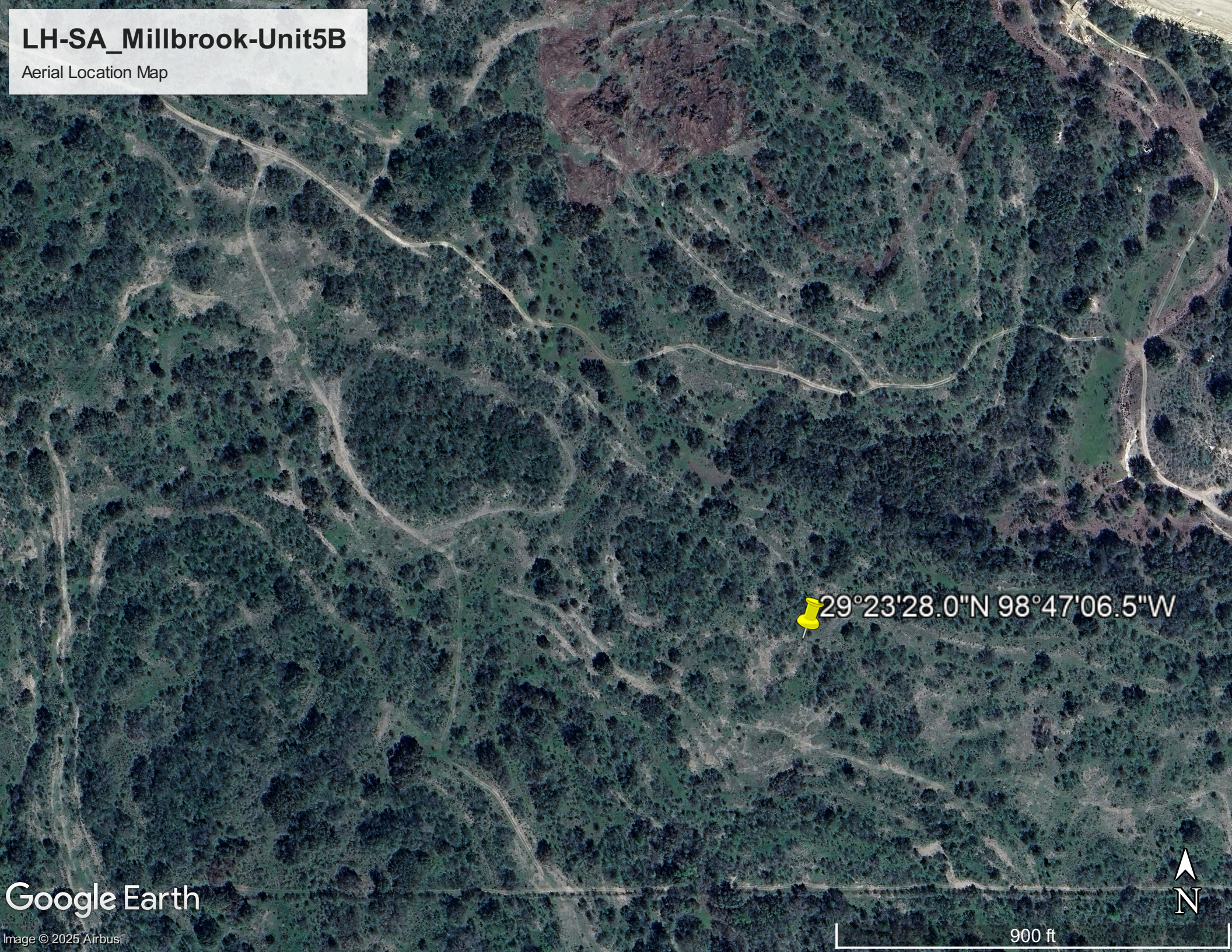
LH-SA_Millbrook-Unit5A



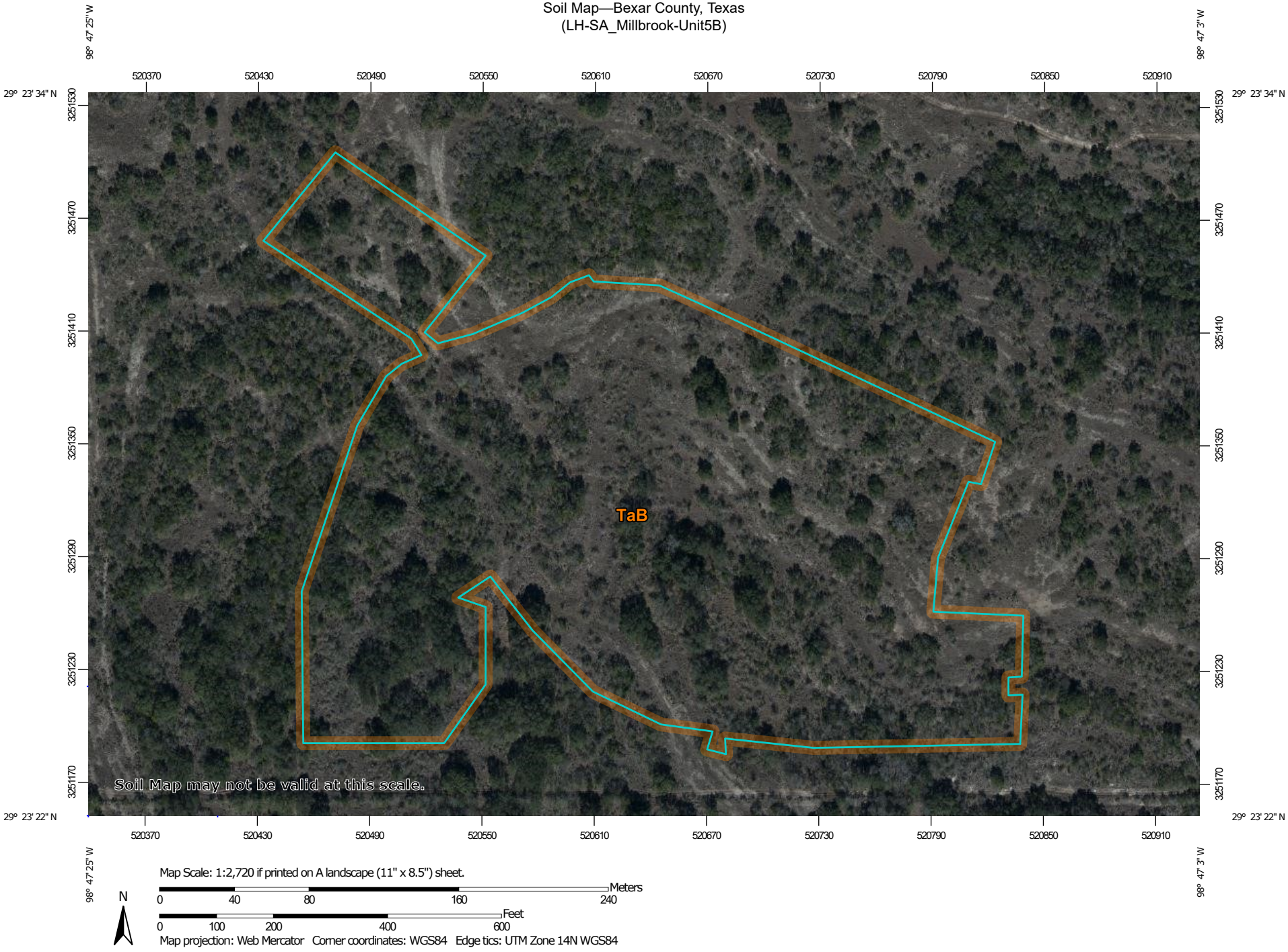
Map data ©2025 500 ft

LH-SA_Millbrook-Unit5B

Aerial Location Map



Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit5B)



Map Scale: 1:2,720 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 40 80 160 240

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
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- Lava Flow
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- Mine or Quarry
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- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 28, Aug 30, 2024

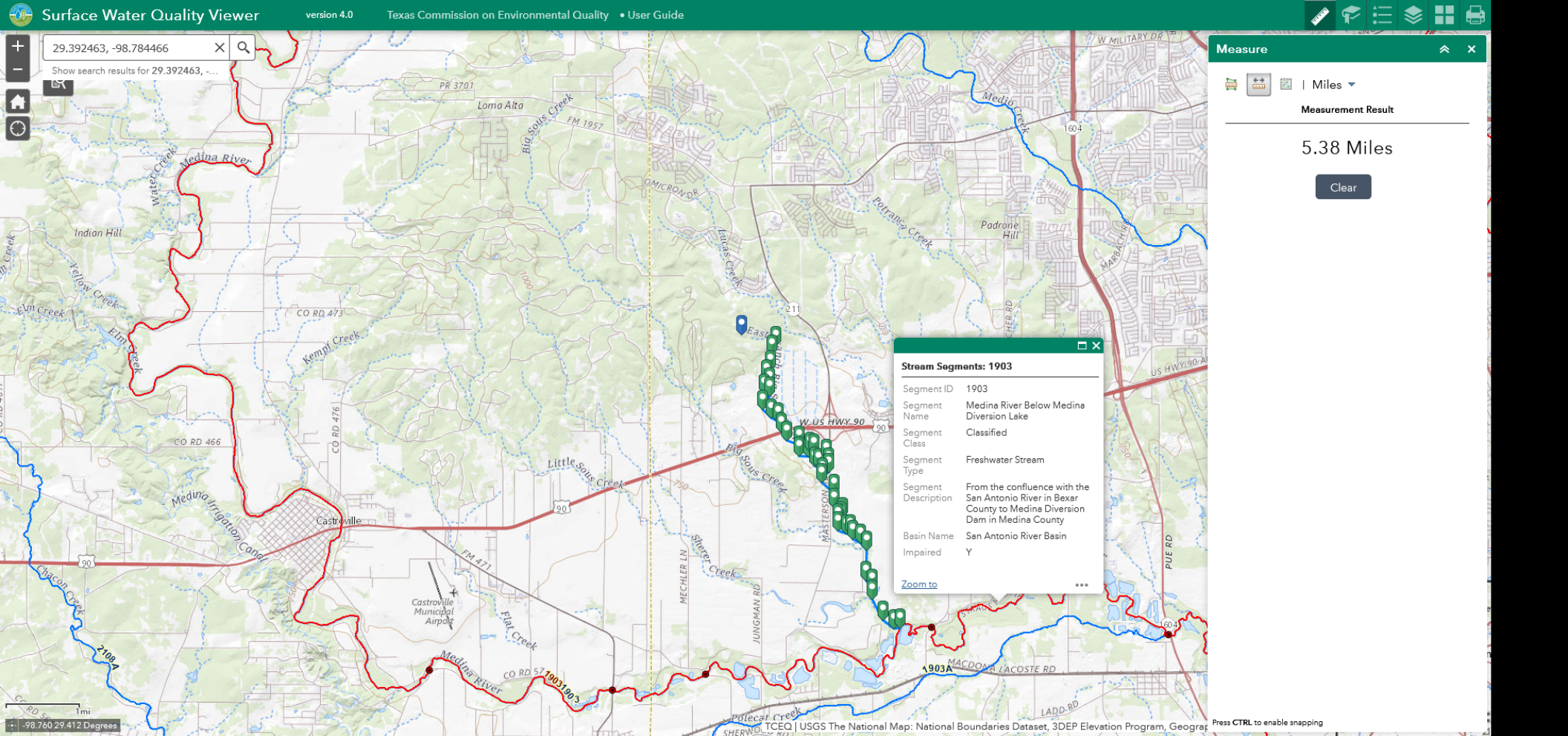
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

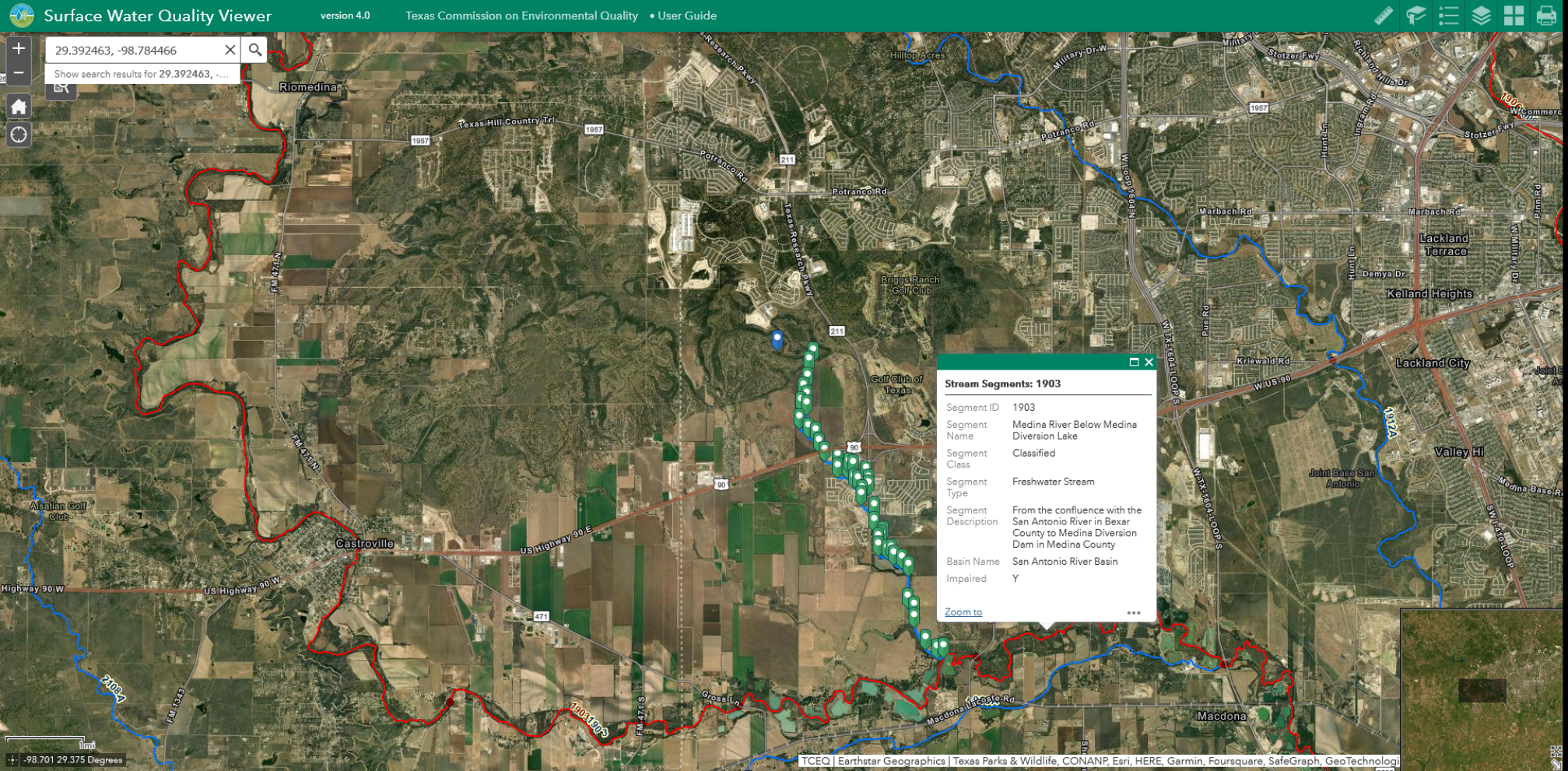
Date(s) aerial images were photographed: Sep 27, 2015—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	19.0	100.0%
Totals for Area of Interest		**19.0**	**100.0%**


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392463, -98.784466
Show search results for 29.392463, -...
Measure
Miles
Measurement Result
5.38 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Medina River
Castroville
Castroville Municipal Airport
Medina Irrigation Canal
Indian Hill
Loma Alta
Padrone Hill
Medio Creek
Potranca Creek
Lucas Creek
Big Sous Creek
Little Sous Creek
Kempf Creek
Elm Creek
Yellow Creek
Water Creek
Chacon Creek
Flat Creek
Sherer Creek
Polecat Creek
W US HWY 90
US HWY 90
MACDONA LACOSTE RD
PUE RD
MASTERSON
MECHLER LN
JUNGMAN RD
LADD RD
CO RD 473
CO RD 476
CO RD 466
CO RD 57
FM 471
FM 1957
PR 3701
OMICRON DR
W MILITARY DR
MARBACH RD
1903
1903A
2108A
1604
211
90
1mi
-98.760 29.412 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.392463, -98.784466
Show search results for 29.392463, -...
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
Riomedina
Castroville
Macdona
Lackland Terrace
Kelland Heights
Lackland City
Valley Hi
Briggs Ranch Golf Club
Golf Club of Texas
Joint Base San Antonio
Alsatian Golf Club
Hilltop Acres
US Highway 90 E
US Highway 90 W
Highway 90 W
Texas Hill Country Trl
Potranco Rd
Marbach Rd
Kriewald Rd
Demya Dr
Gross Ln
Macdona Lacoste Rd
Medina Base Rd
1957
211
90
471
1912A
2108-4
1903
1903
-98.701 29.375 Degrees
TCEQ | Earthstar Geographics | Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologi

Google Maps

29°23'30.2"N 98°47'24.5"W

LH-SA_MillbrookUnit9A-LD



Map data ©2025 Google 1000 ft


LH-SA_MillbrookUnit9A-LD
Write a description for your map.
29.391716, -98.790139
Google Earth
Image © 2025 Airbus
N
1000 ft

Soil Map—Bexar County, Texas
(LH-SA_MillbrookUnit9A-LD)



Map Scale: 1:2,080 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 28, Aug 30, 2024

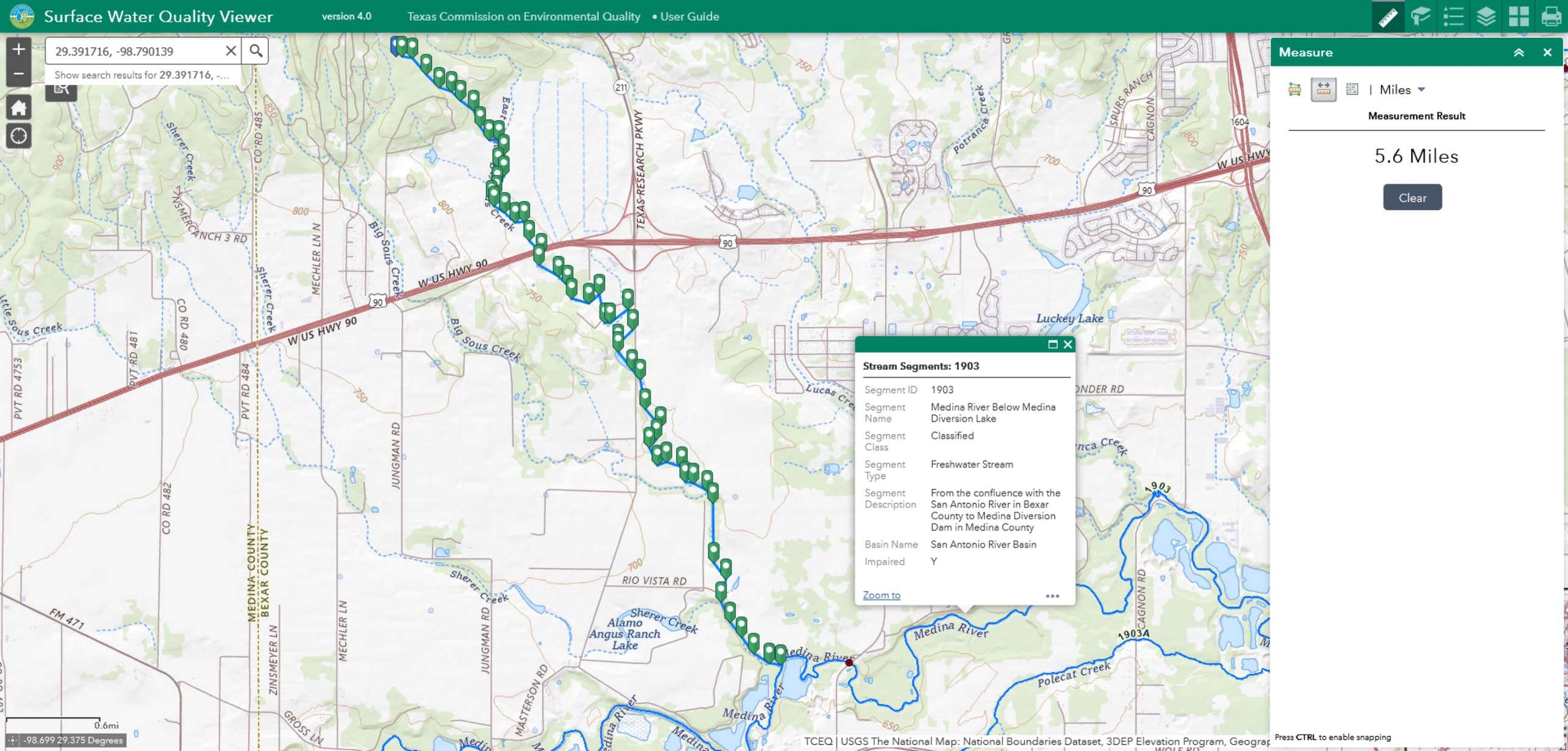
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

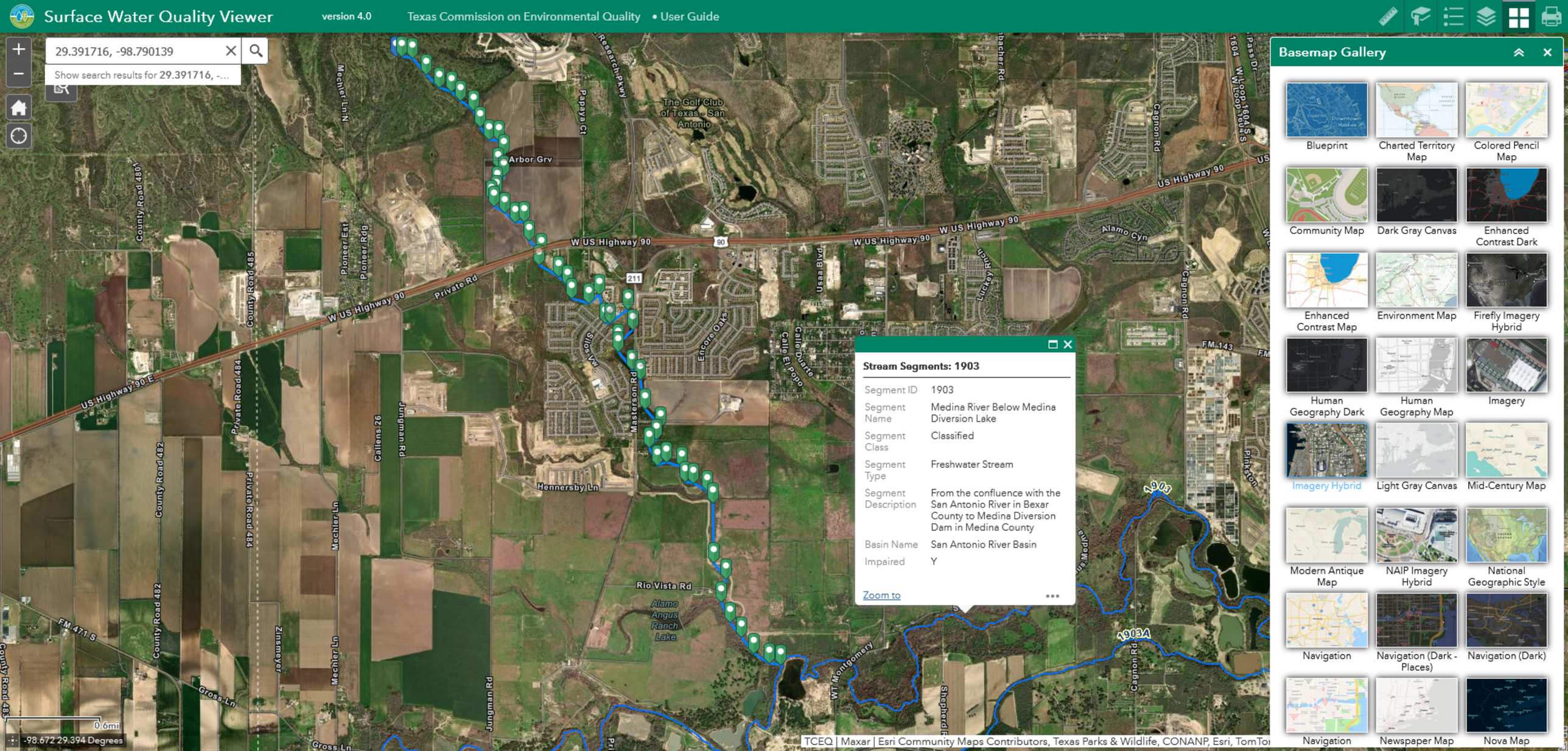
Date(s) aerial images were photographed: Sep 27, 2015—Dec 9, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	18.0	100.0%
Totals for Area of Interest		**18.0**	**100.0%**

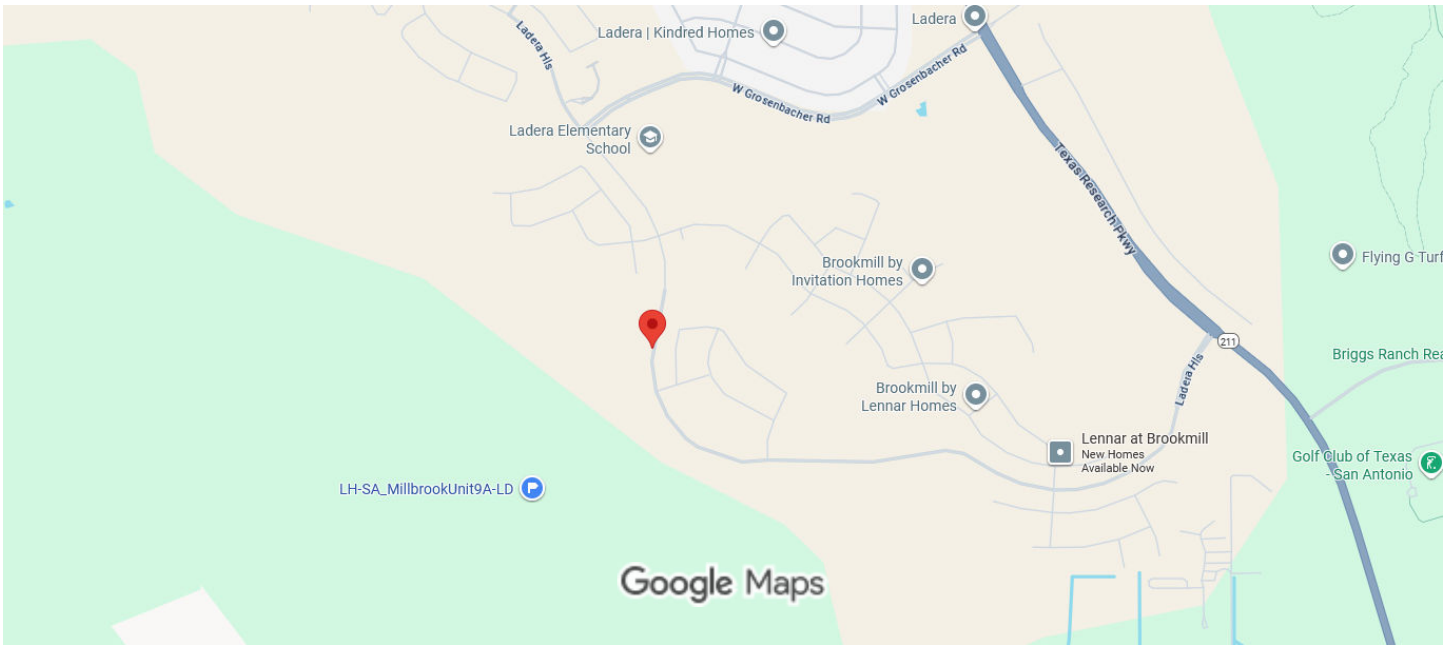

Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.391716, -98.790139
Show search results for 29.391716, -...
Measure
Miles
Measurement Result
5.6 Miles
Clear
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US HWY 90
TEXAS RESEARCH PKWY
Big Sous Creek
Sherer Creek
East Sous Creek
Little Sous Creek
Potranca Creek
Luckey Lake
Alamo Angus Ranch Lake
Medina River
Polecat Creek
1903
1903A
MEDINA COUNTY
BEXAR COUNTY
RIO VISTA RD
JUNGMAN RD
MECHLER LN
MECHLER LN N
ZINSMEYER LN
CAGNON RD
MASTERSON RD
GROSS LN
FM 471
CO RD 485
CO RD 480
CO RD 482
PVT RD 481
PVT RD 484
PVT RD 4753
SPURS RANCH
0.6mi
-98.699 29.375 Degrees
TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geograp
Press CTRL to enable snapping


Surface Water Quality Viewer
version 4.0
Texas Commission on Environmental Quality
• User Guide
29.391716, -98.790139
Show search results for 29.391716, -...
Basemap Gallery
Blueprint
Charted Territory Map
Colored Pencil Map
Community Map
Dark Gray Canvas
Enhanced Contrast Dark
Enhanced Contrast Map
Environment Map
Firefly Imagery Hybrid
Human Geography Dark
Human Geography Map
Imagery
Imagery Hybrid
Light Gray Canvas
Mid-Century Map
Modern Antique Map
NAIP Imagery Hybrid
National Geographic Style
Navigation
Navigation (Dark - Places)
Navigation (Dark)
Navigation
Newspaper Map
Nova Map
Stream Segments: 1903
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
Zoom to
W US Highway 90
US Highway 90 E
Private Rd
Arbor Grv
The Golf Club of Texas - San Antonio
Hennersby Ln
Rio Vista Rd
Alamo Angus Ranch Lake
Masterson Rd
Encore Oaks
Alamo Cyn
Cagnon Rd
Jungman Rd
Mechler Ln
Gross Ln
FM 471 S
FM 143
1903
1903A
0.6mi
-98.672 29.394 Degrees
TCEQ | Maxar | Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, TomTo

Google Maps

29°23'42.3"N 98°47'12.4"W

LH-SA_Millbrook-Unit6B-LD



Map data ©2025 Google 1000 ft


LH-SA_Millbrook-Unit6B-LD
29.395092, -98.786769
Google Earth
Image © 2025 Airbus
N
1000 ft

Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit6B-LD)



Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
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- Closed Depression
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- Gravelly Spot
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- Marsh or swamp
- Mine or Quarry
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- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 29, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 16, 2023—Oct 18, 2023

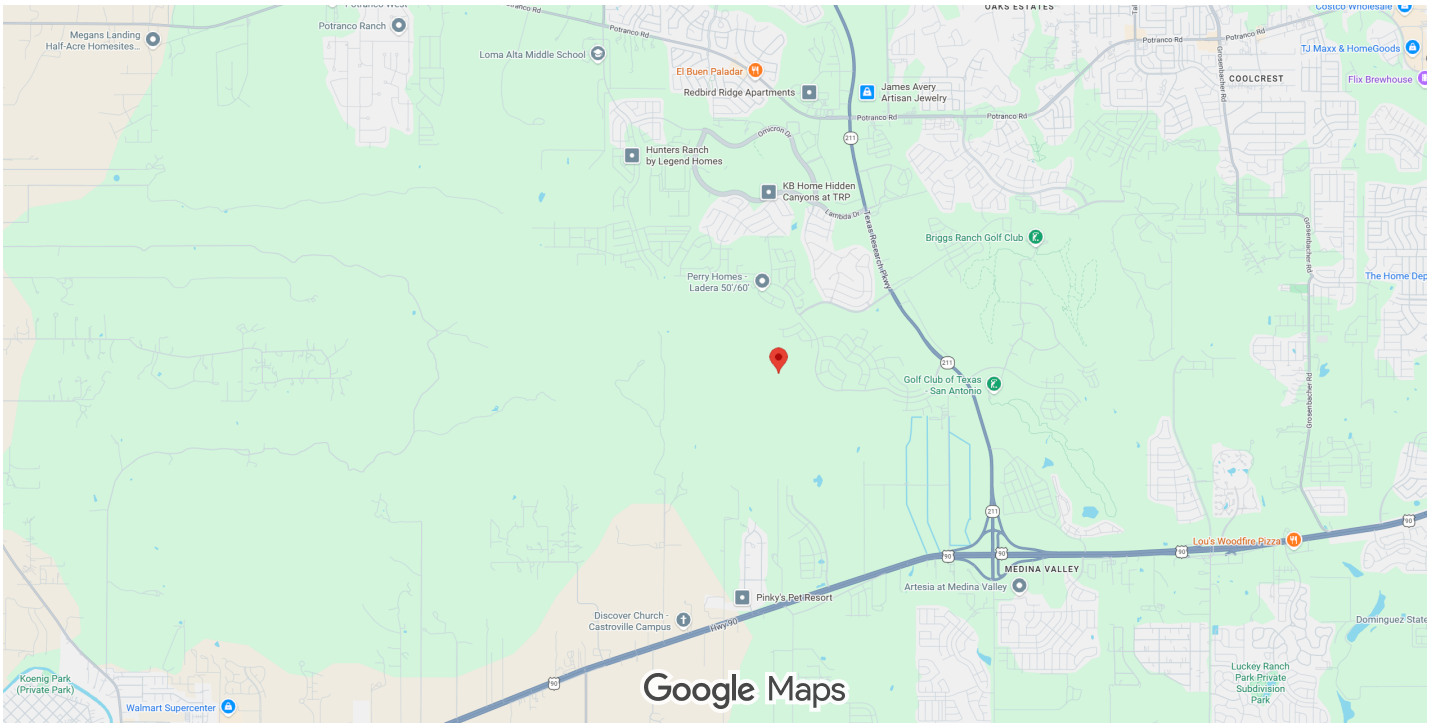
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

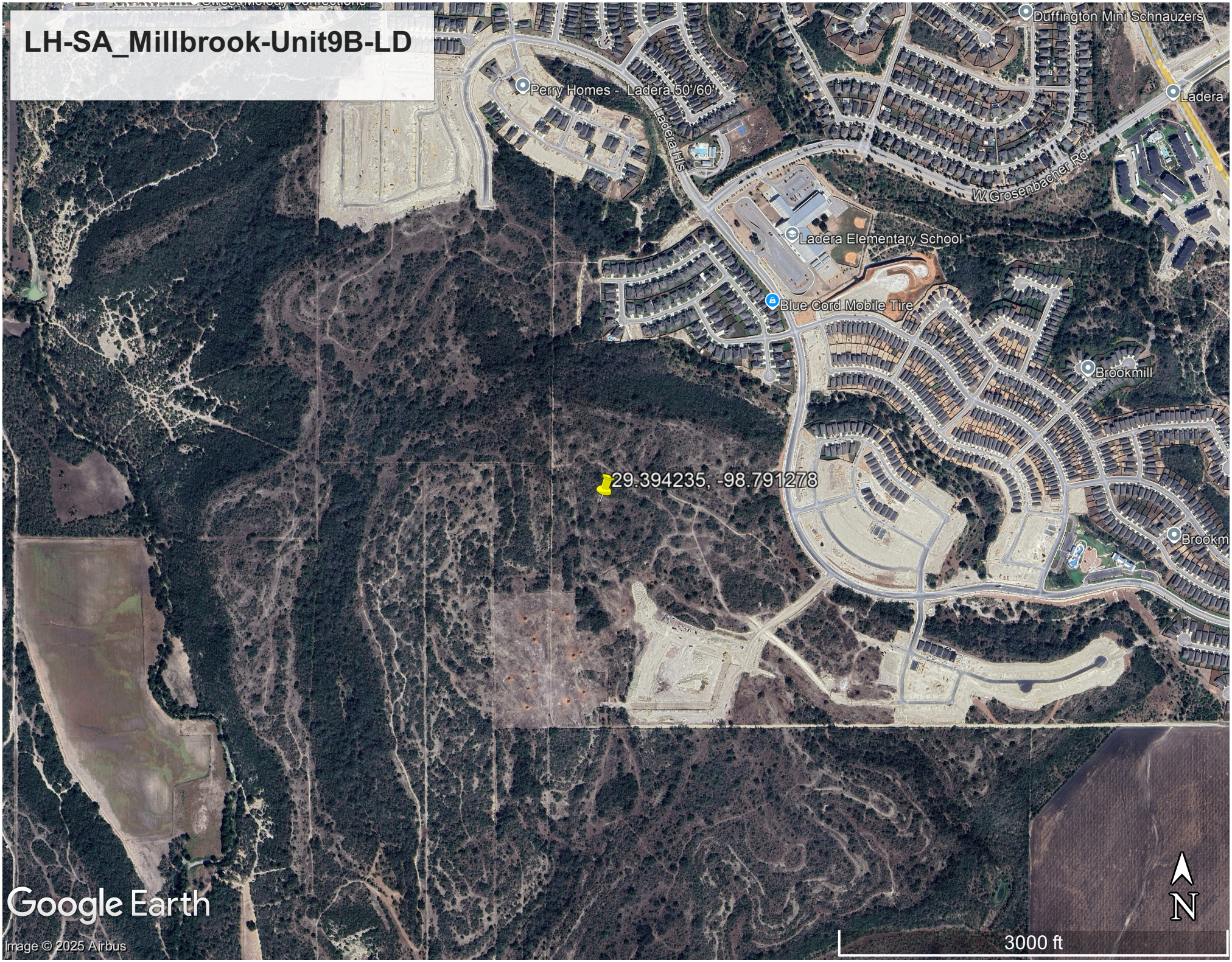
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	39.6	100.0%
Totals for Area of Interest		**39.6**	**100.0%**

29°23'39.3"N 98°47'28.6"W

LH-SA_Millbrook-Unit9B-LD



Imagery ©2026 , Map data ©2026 Google 2000 ft


LH-SA_Millbrook-Unit9B-LD
Duffington Mini Schnauzers
Perry Homes - Ladera 50' /60'
Ladera
Laceta Hls
W Grosenbacher Rd
Ladera Elementary School
Blue Cord Mobile Tire
Brookmill
29.394235, -98.791278
Brookm
Google Earth
Image © 2025 Airbus
N
3000 ft

Soil Map—Bexar County, Texas
(LH-SA_Millbrook-Unit9B-LD)



Map Scale: 1:2,430 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

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- Area of Interest (AOI)

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- Soil Map Unit Lines
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- Clay Spot
- Closed Depression
- Gravel Pit
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Date(s) aerial images were photographed: Oct 16, 2023—Oct 18, 2023

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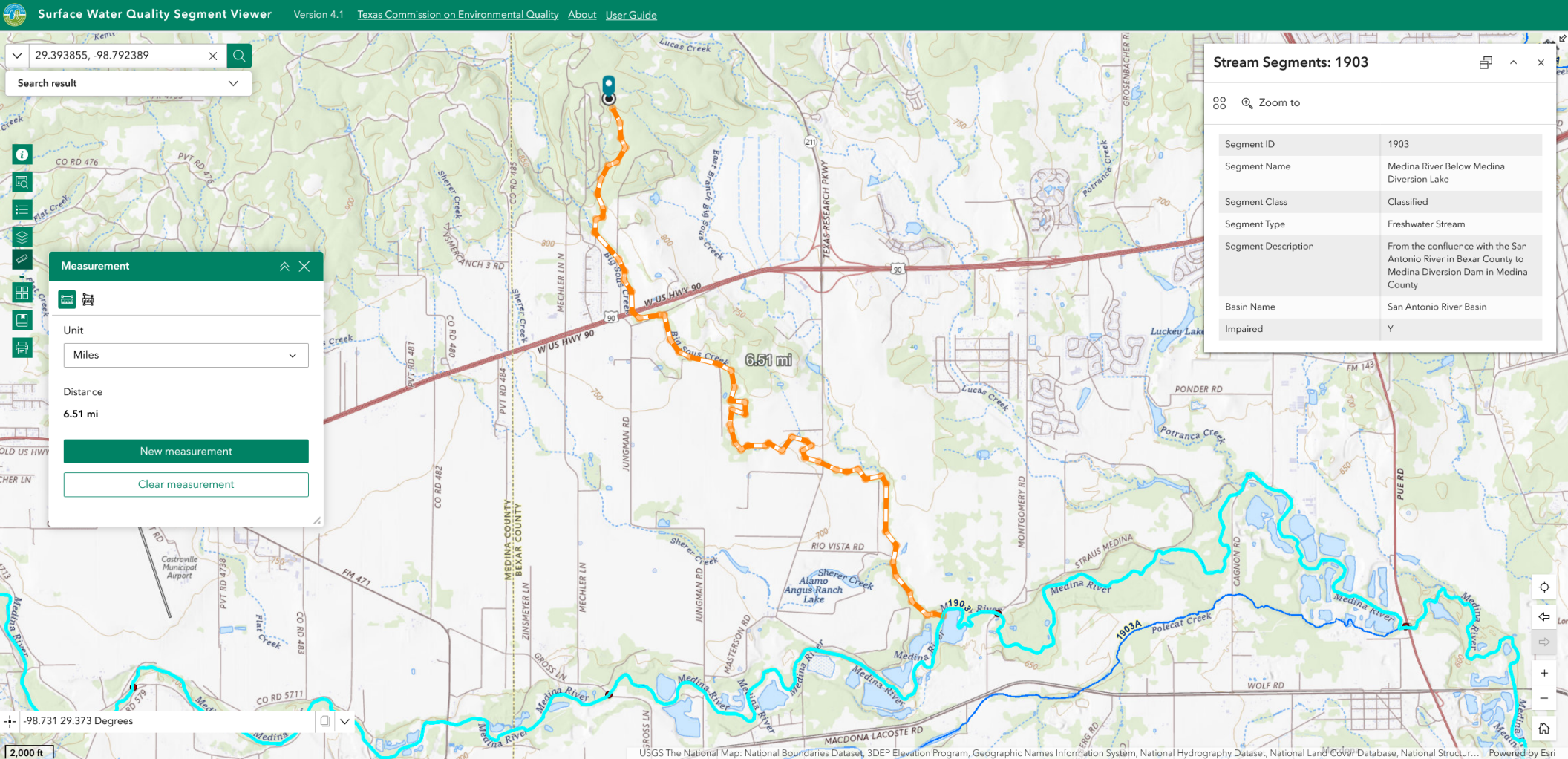
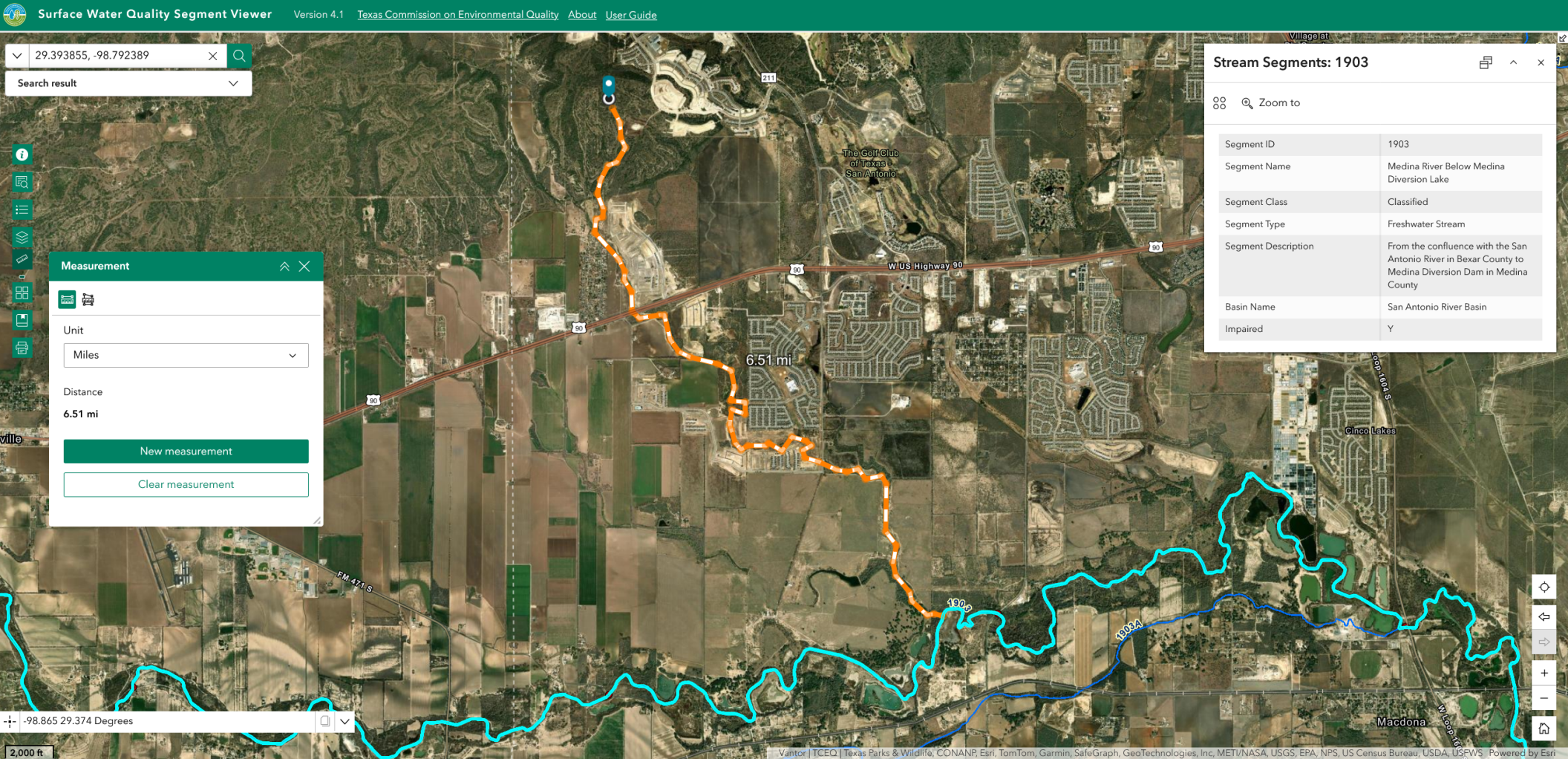
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	22.1	100.0%
Totals for Area of Interest		**22.1**	**100.0%**


Surface Water Quality Segment Viewer
Version 4.1
Texas Commission on Environmental Quality
About
User Guide
29.393855, -98.792389
Search result
Measurement
Unit
Miles
Distance
6.51 mi
New measurement
Clear measurement
Stream Segments: 1903
Zoom to
Segment ID 1903
Segment Name Medina River Below Medina Diversion Lake
Segment Class Classified
Segment Type Freshwater Stream
Segment Description From the confluence with the San Antonio River in Bexar County to Medina Diversion Dam in Medina County
Basin Name San Antonio River Basin
Impaired Y
6.51 mi
W US HWY 90
Big Sous Creek
Sherer Creek
Lucas Creek
Potranca Creek
Medina River
Polecat Creek
1903A
Alamo Angus Ranch Lake
Luckey Lake
TEXAS RESEARCH PKWY
MEDINA COUNTY
BEXAR COUNTY
Castroville Municipal Airport
-98.731 29.373 Degrees
2,000 ft
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structur…
Powered by Esri


Surface Water Quality Segment Viewer
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User Guide
29.393855, -98.792389
Search result
Measurement
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FM 471 S
1903
1903A
-98.865 29.374 Degrees
2,000 ft
Vantor | TCEQ | Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Powered by Esri

Appendix "B" Site Maps

See Amendment 003 – 5/26/2022
See Amendment 004 – 3/23/2023
See Amendment 005 – 6/19/2023
See Amendment 008 –11/1/2023
See Amendment 009 –11/1/2023
See Amendment 024 - 8/1/2025
See Amendment 028 –12/8/2025
See Amendment 029 –2/2/2026

This appendix contains auxiliary maps and copies of civil engineering plans that were used to develop the SWPPP site map.

The Best Management Practices Tracking Map Legend, Areas Under SWP3 Control Map, Best Management Practices Tracking Map(s), Stabilization Map, and Approved Civil Engineering Plans will be in this appendix.

The location of the proposed controls and buffers is identified on the approved civil engineering erosion and sediment control plans provided in this appendix.

1. Millbrook – Unit 1A – Stormwater Pollution Prevention Plan – Sheet C8.0, C8.01
2. Millbrook – Unit 1A – Stormwater Pollution Prevention Plan – Sheet C8.0
3. Millbrook – Unit 2A – Stormwater Pollution Prevention Plan – Sheet C8.0, C8.01
4. Millbrook – Unit 2B – Stormwater Pollution Prevention Plan – Sheet C8.0, C8.01
5. Millbrook – Unit 3A - Stormwater Pollution Prevention Plan – Sheet C8.0
6. Millbrook – Unit 5A – Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 008 – 11/1/202
7. Millbrook – Unit 9A - Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 009 – 11/1/2023
8. Millbrook – Unit 3B - Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 012 – 4/3/2024
9. Millbrook – Unit 9C - Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 019 - 10/8/2024
10. Millbrook Unit 9A Stockpile- Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 017 – 7/30/2024
    See Amendment 022 – 5/16/2025
11. Millbrook Unit 5B Stockpile- Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 020 – 1/20/2025
12. Millbrook – Unit 6A - Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 023 - 7/14/2025
13. Millbrook – Unit 6B - Stormwater Pollution Prevention Plan – Sheet C8.00 See Amendment 027 - 10/28/2025

BMP MAP GENERAL NOTES

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

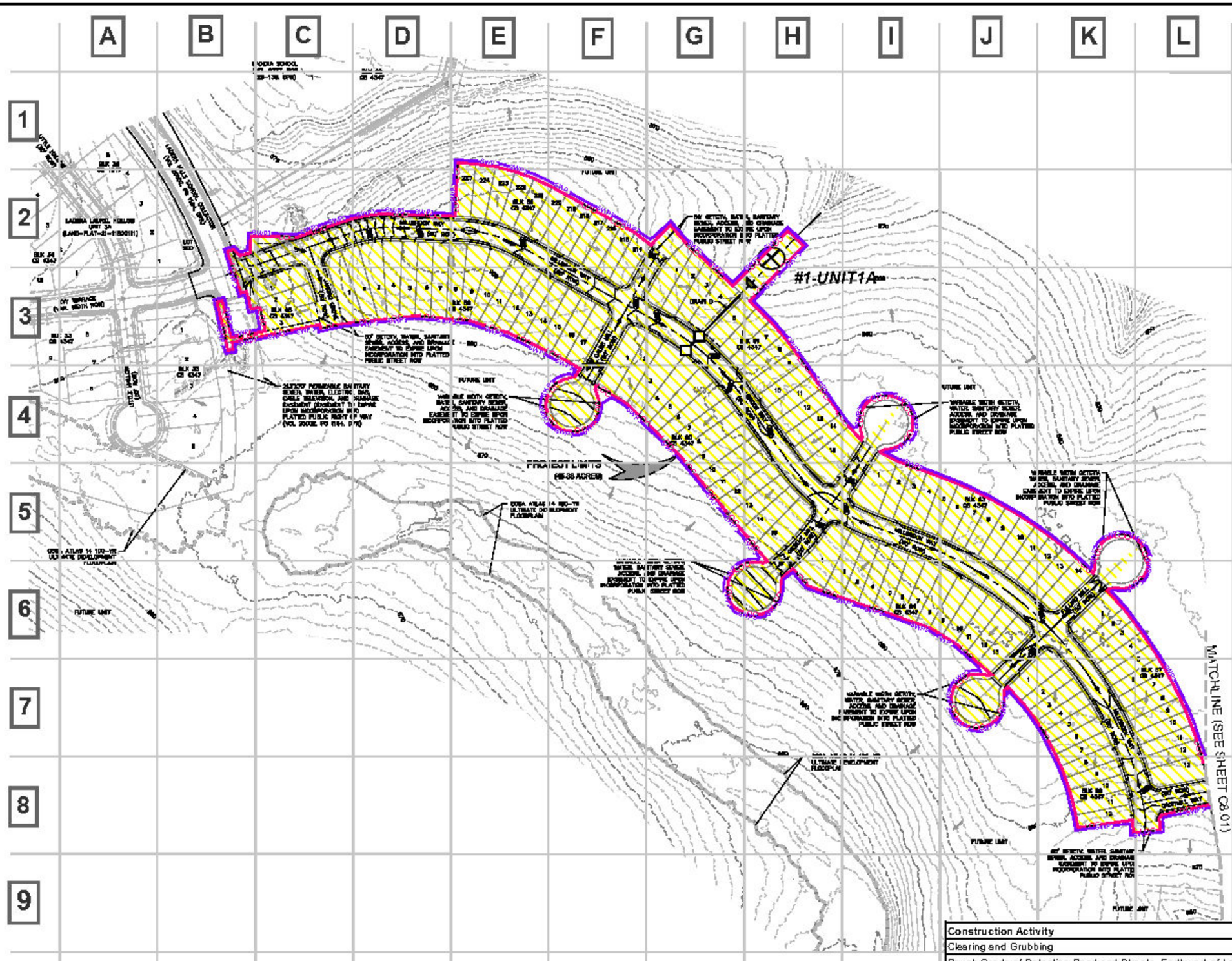
- AREA UNDER SWPPP CONTROL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- OUTFALL TO EXITING STORM SEWER

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND

revised 04/2022



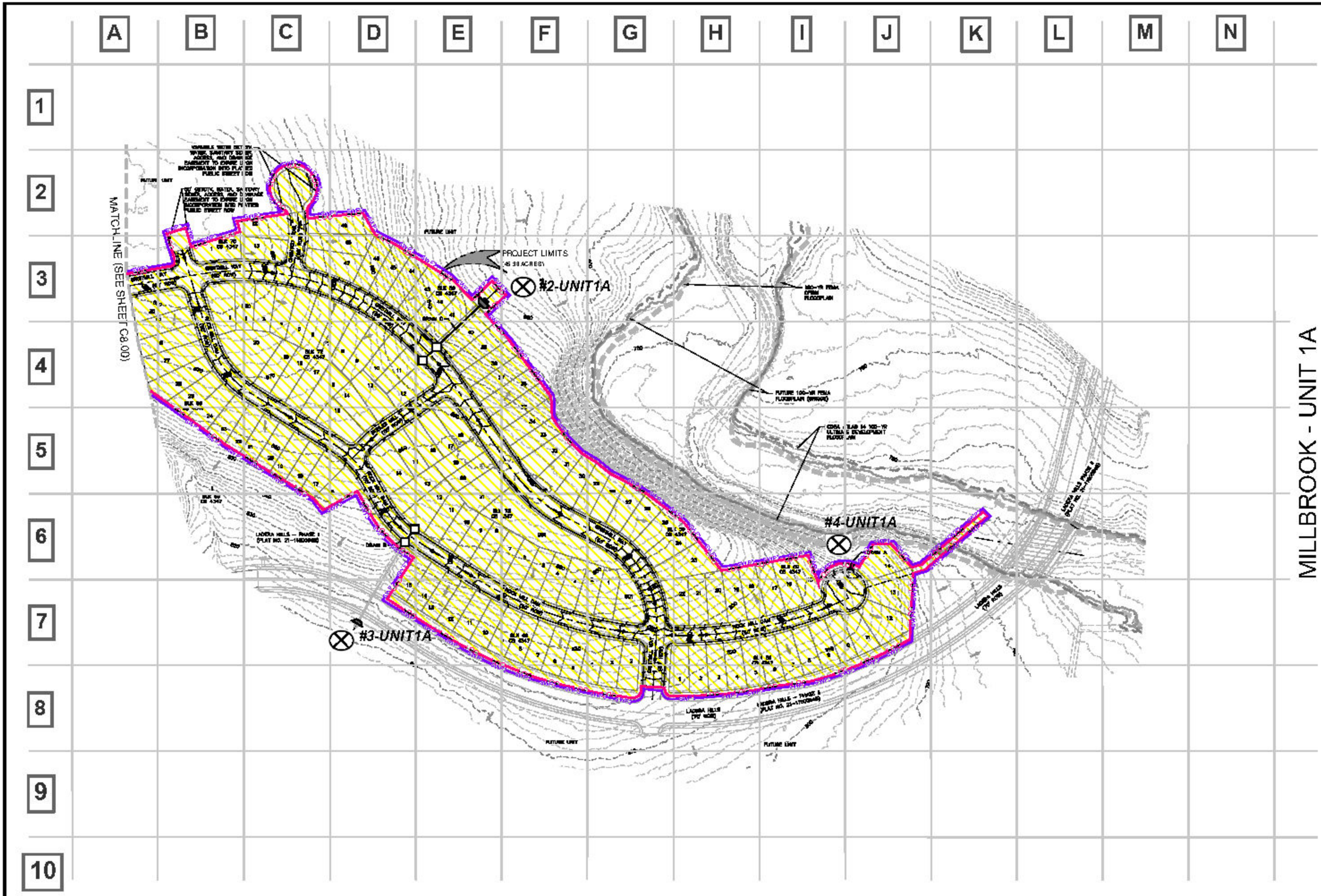
MILLBROOK - UNIT 1A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET C8.00

Construction Activity	Start Date	End Date
Clearing and Grubbing	00/00/00	00/00/00
Rough Grade of Detention Pond and Streets. Earthwork of Lots	00/00/00	00/00/00
Installation of Sanitary Sewer, Water, Storm Sewer, and Dry Utilities(Electric, Phone, Communications	00/00/00	00/00/00
Installation of Pavement Base Material, Concrete Curb and Asphalt Pavement	00/00/00	00/00/00
Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



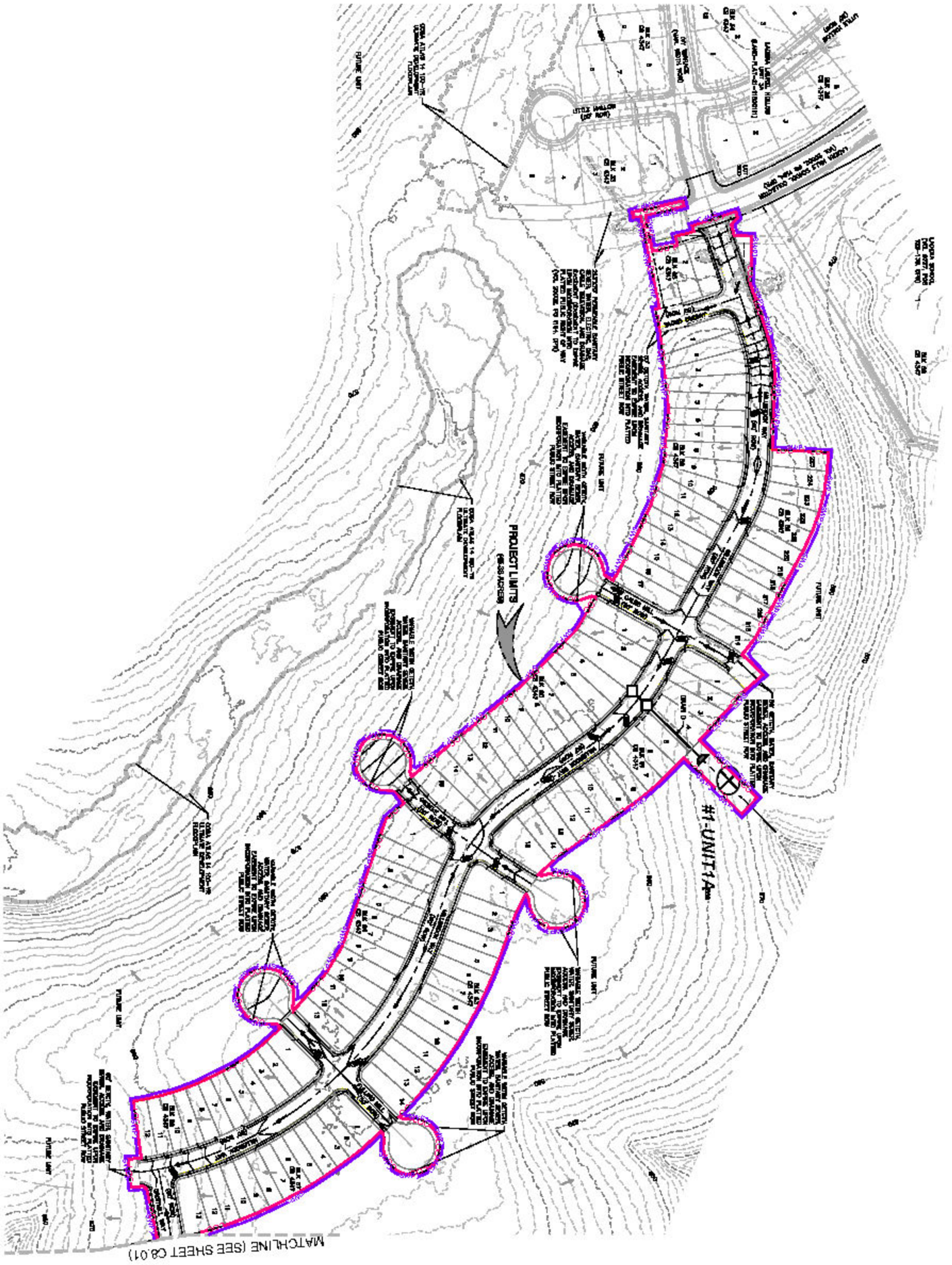
MILLBROOK - UNIT 1A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET C8.01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

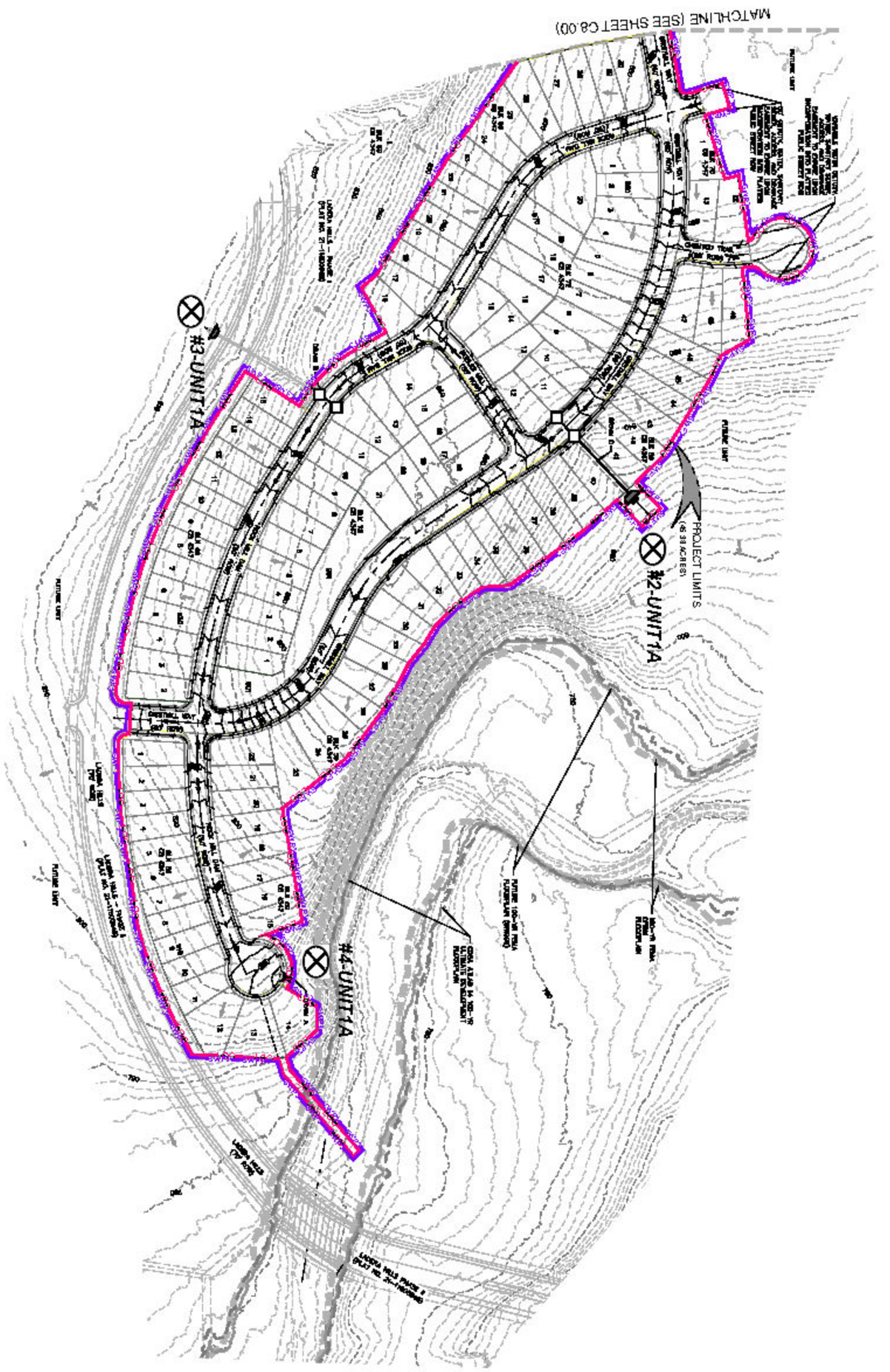


MILLBROOK - UNIT 1A

SHEET C8.00

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

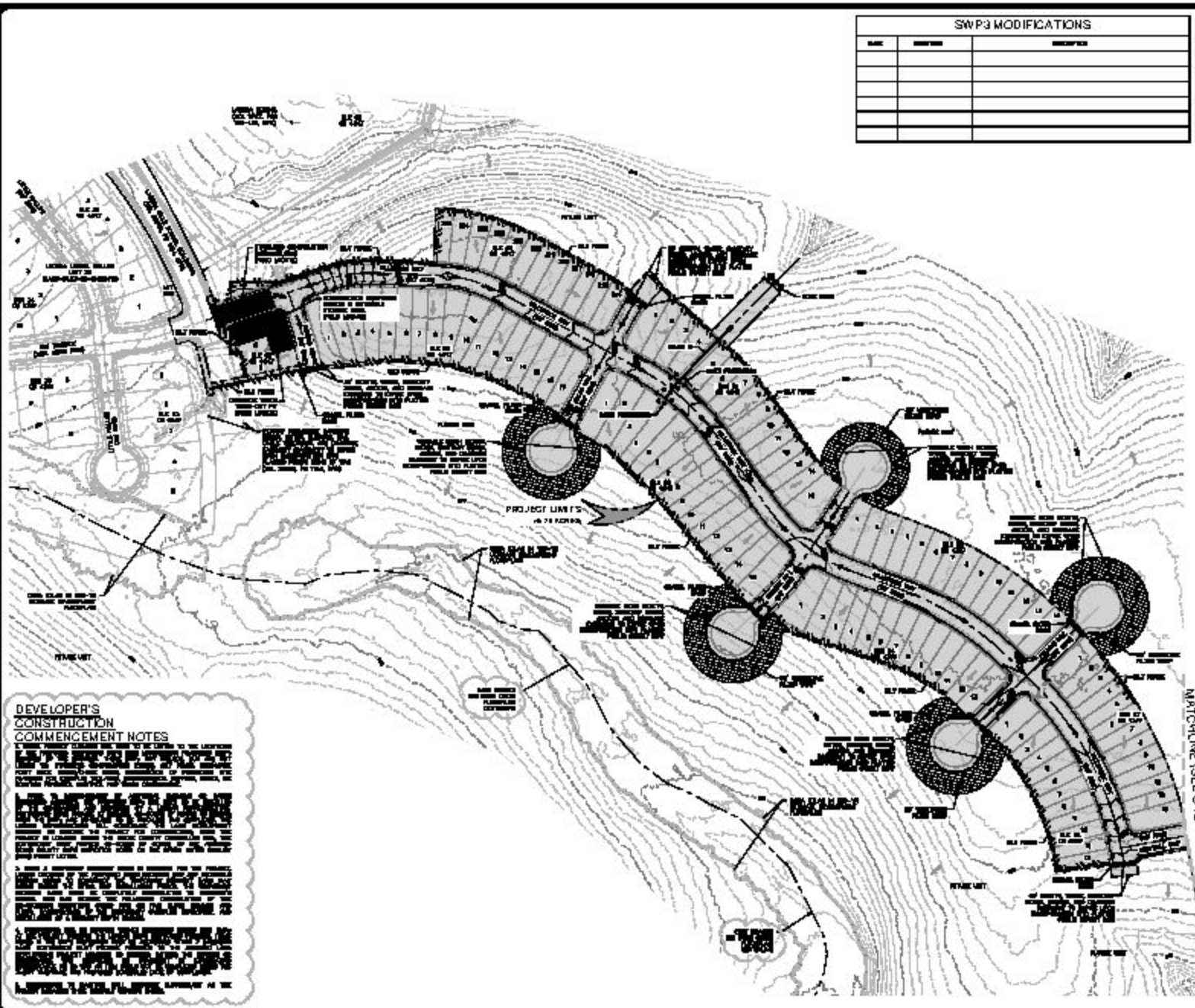
"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



MILLBROOK - UNIT 1A

SHEET C8.01

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP



SWP3 MODIFICATIONS		

LOCATION MAP

SWPPP LEGEND

GENERAL NOTES

DEVELOPER'S CONSTRUCTION COMMENCEMENT NOTES

MILLBROOK - UNIT 1A

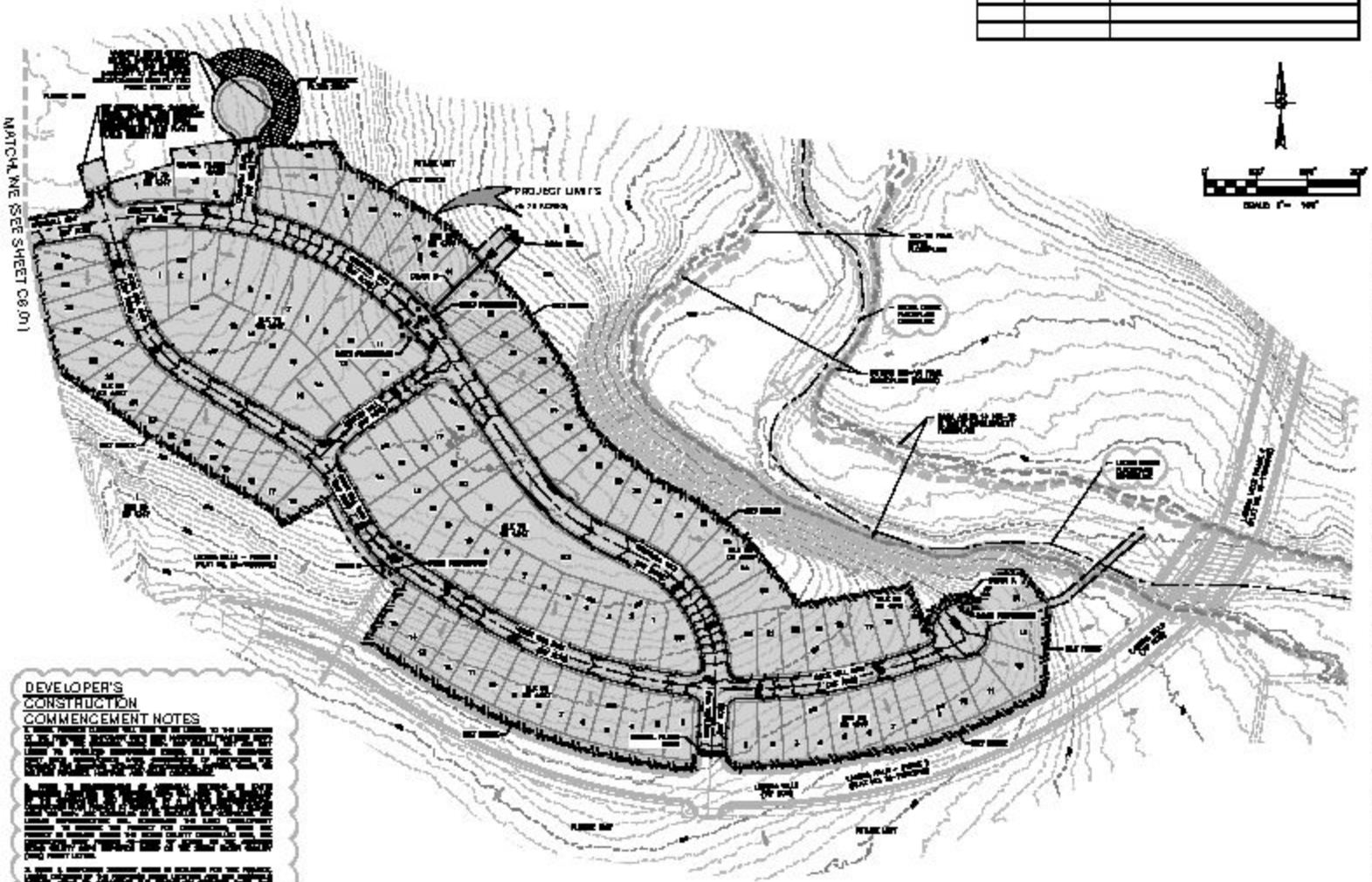
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN (SHEET 1 OF 2)

C8.00

FLOODPLAIN NOTE:

SWP3 MODIFICATIONS		





LOCATION MAP

SWPPP LEGEND

GENERAL NOTES

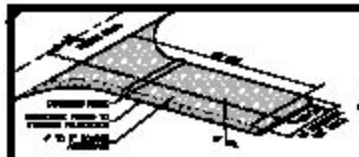
DEVELOPER'S CONSTRUCTION COMMENCEMENT NOTES

MILLBROOK - UNIT 1A

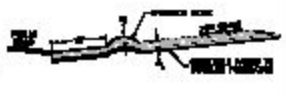
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN (SHEET 2 OF 2)

C8.01



ISOMETRIC PLAN VIEW



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

COMMON TROUBLE POINTS

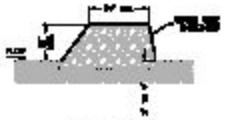
INSPECTION AND MAINTENANCE GUIDELINES

INSTALLATION

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERM

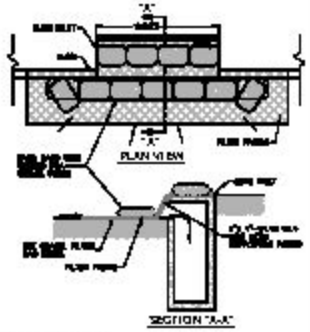
INSPECTION AND MAINTENANCE GUIDELINES

MATERIALS

INSTALLATION

COMMON TROUBLE POINTS

ROCK BERM DETAIL



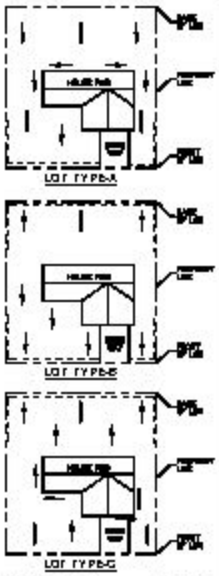
PLAN VIEW

SECTION "A-A"

GENERAL NOTES

INSPECTION AND MAINTENANCE GUIDELINES

BAGGED GRAVEL CURB INLET PROTECTION DETAIL



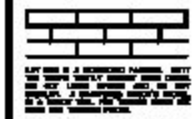
LOT TYPE-A

LOT TYPE-B

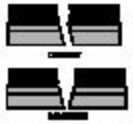
LOT TYPE-C

LEGEND

TYPICAL HOUSE LOT LAYOUTS



APPEARANCE OF GOOD SOD



SOD INSTALLATION





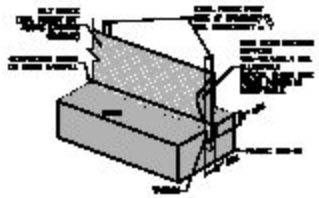
GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION 1992)

SITE PREPARATION

INSTALLATION IN CHANNELS

INSPECTION AND MAINTENANCE GUIDELINES

SOD INSTALLATION DETAIL



ISOMETRIC PLAN VIEW

SILT FENCE

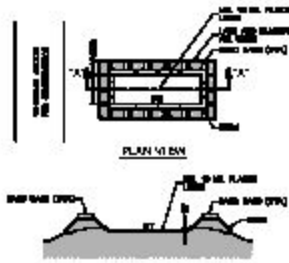
COMMON TROUBLE POINTS

MATERIALS

INSPECTION AND MAINTENANCE GUIDELINES

INSTALLATION

SILT FENCE DETAIL



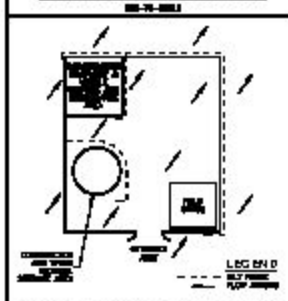
PLAN VIEW

SECTION "A-A"

GENERAL NOTES

MAINTENANCE

CONCRETE TRUCK WASHOUT PIT DETAIL



LEGEND

CONSTRUCTION STAGING AREA



PLAN VIEW

SECTION "A-A"

GRAVEL FILTER BAG DETAIL

MILLBROOK - UNIT 1A

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAN-DOMINION ENGINEERS

C8.10

MILLBROOK - UNIT 4

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 01

#1-UNIT4

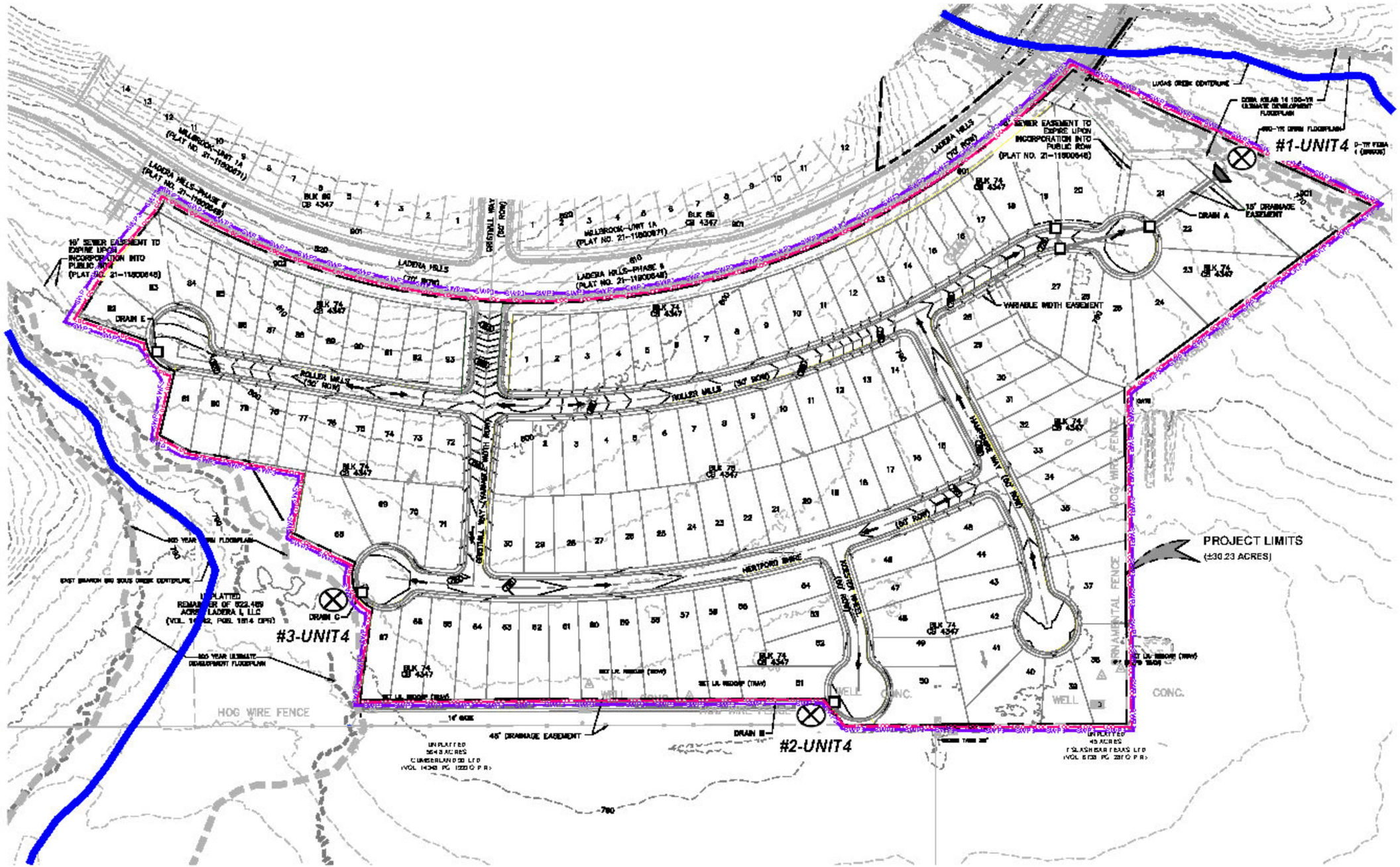
#2-UNIT4

#3-UNIT4

PROJECT LIMITS
(±30.23 ACRES)

Construction Activity	Start Date	Stop Date
Clearing and grubbing the entire site	00/00/00	00/00/00
Rough grade of lots and street.	00/00/00	00/00/00
Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	00/00/00	00/00/00
Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



MILLBROOK - UNIT 4

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

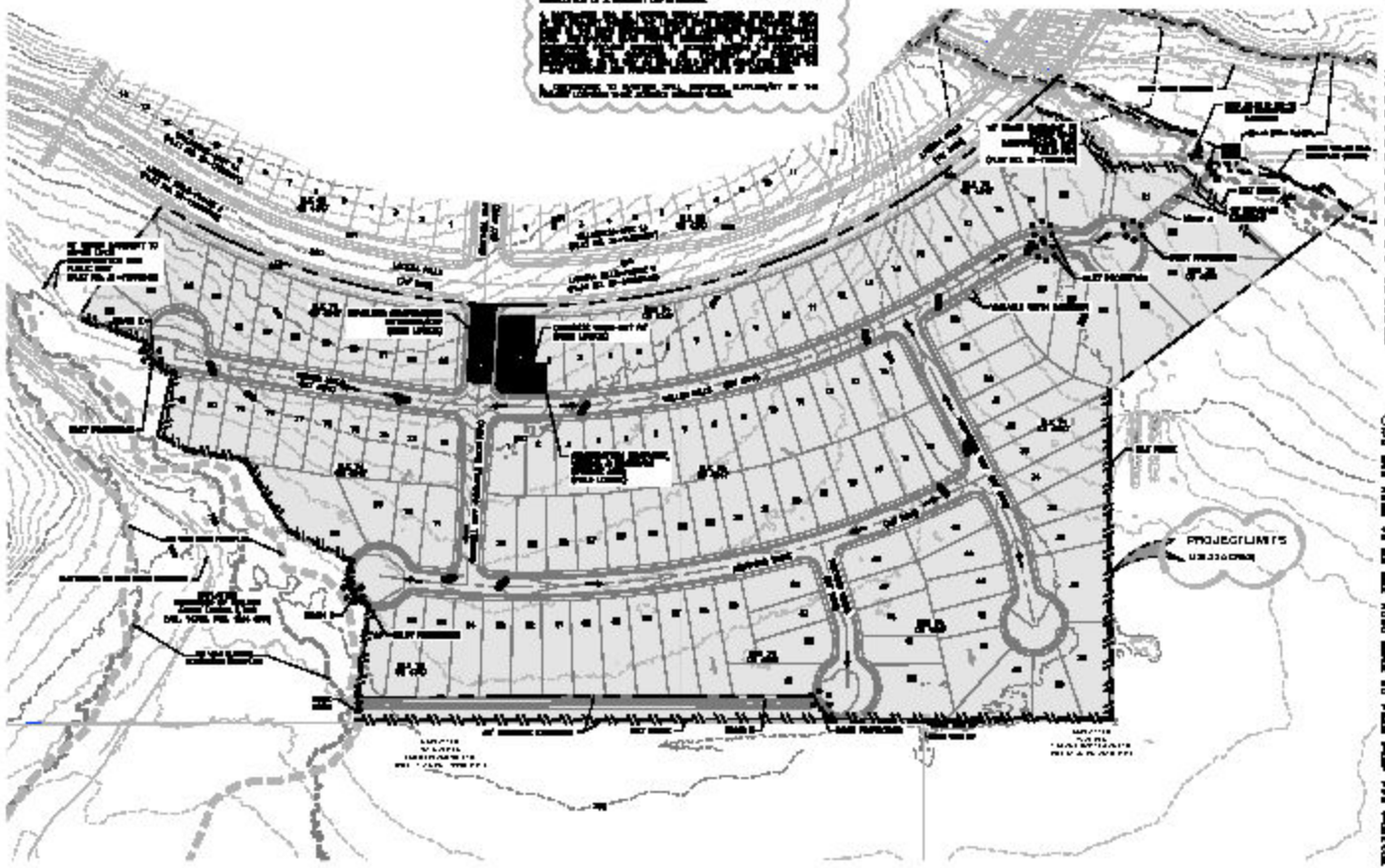
SHEET 01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

DEVELOPER'S CONSTRUCTION COMMENCEMENT NOTES

SWP3 MODIFICATIONS		

LOCATION MAP

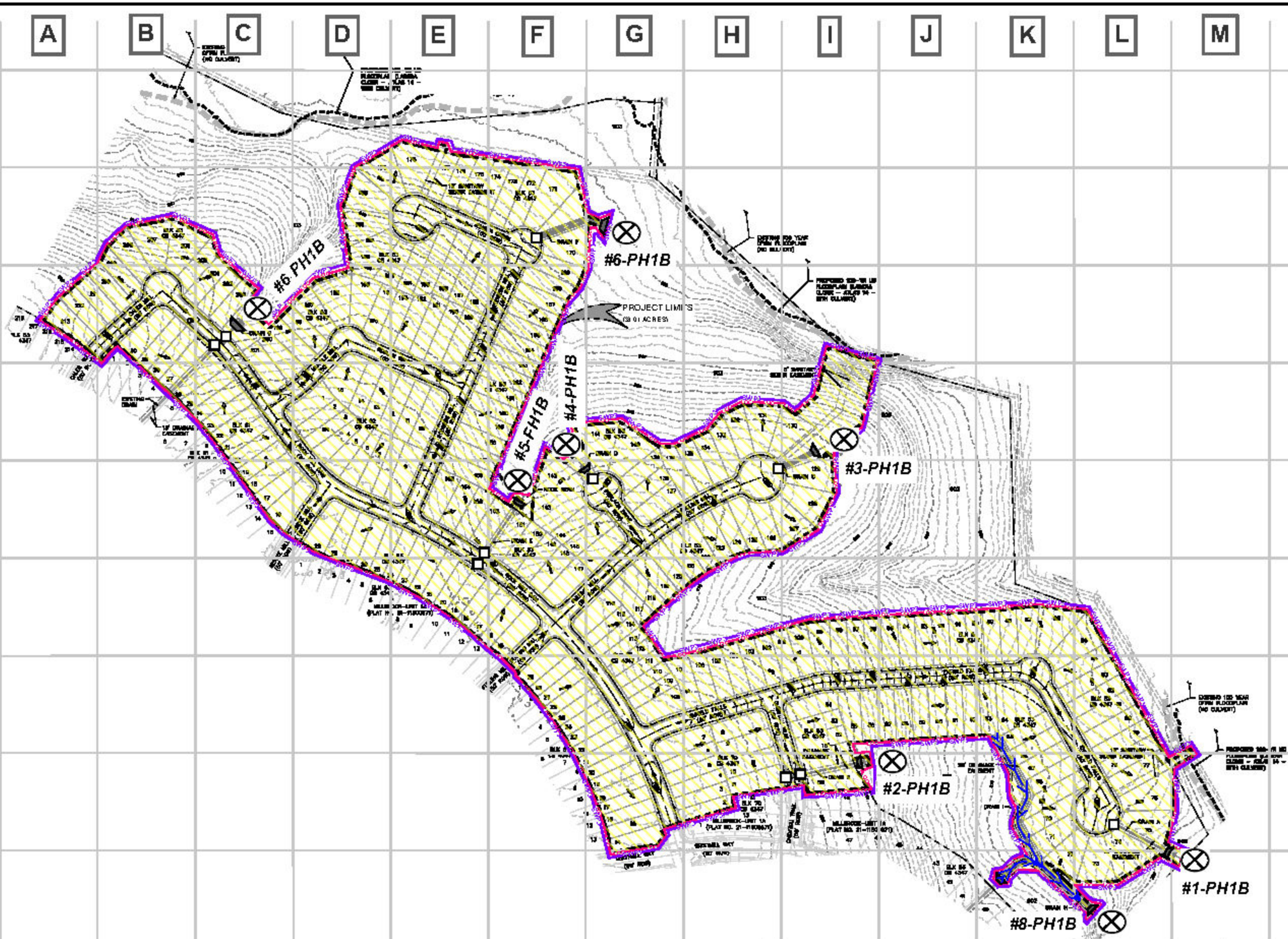


SWPPP LEGEND

GENERAL NOTES

MILLBROOK-UNIT 4
BEXAR COUNTY, TEXAS
STORM WATER POLLUTION PREVENTION PLAN

C8.00



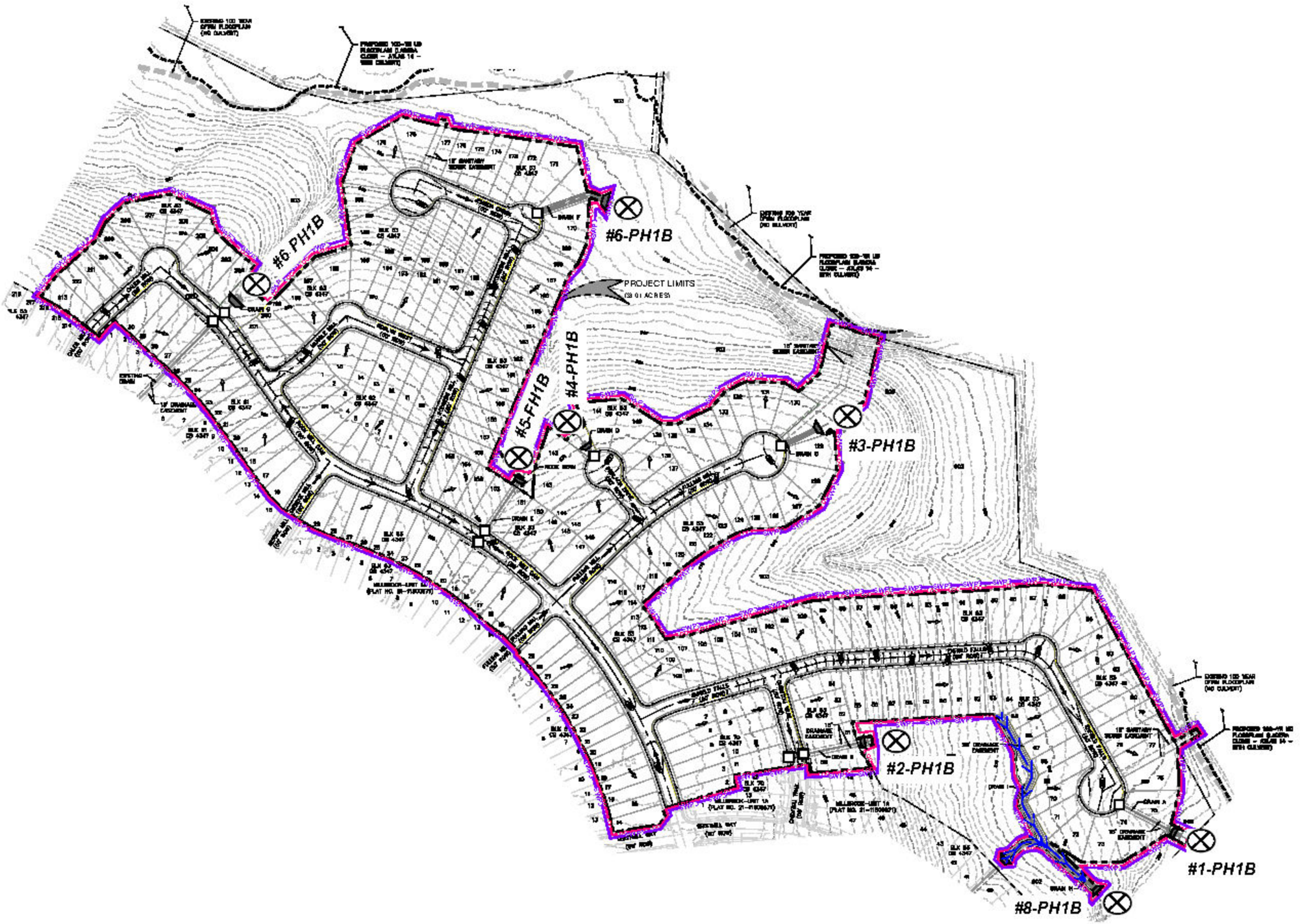
Construction Activity	Start Date	Stop Date
Clearing and grubbing the entire site		
Rough grade of lots and street.		
Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)		
Installation of pavement base material, concrete curb and asphalt pavement		

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 1B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 01



MILLBROOK - UNIT 1B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

FLOODPLAIN NOTE:

1. NO CONSTRUCTION AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOODPLAIN

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION



LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- UNIT BOUNDARY
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

DEVELOPER'S CONSTRUCTION COMMENCEMENT NOTES

1. INITIAL PROJECT CLEARING WILL NEED TO BE LIMITED TO THE LOCATIONS OF THE PROPOSED TEMPORARY SWP3 BEST MANAGEMENT PRACTICES (BMP) DESIGNED BY THE ENGINEER. THESE BMPs MAY INCLUDE, BUT ARE NOT LIMITED TO: STABILIZED CONSTRUCTION EXIT(S), SILT FENCE, DISCHARGE POINT ROCK BERMS/CHECK DAMS, DEMARCATION OF PROTECTED SITE FEATURES FOR EXAMPLE: WETLANDS, ENVIRONMENTAL BUFFERS, CAVES, OR SOLUTION FEATURES, HABITATS, AND TRASH CONTAINMENT.

2. PRIOR TO COMMENCEMENT OF ADDITIONAL CLEARING OR EARTH DISTRUBING ACTIVITIES, THE PROPOSED BMPs WILL NEED TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY A LENNAR REPRESENTATIVE. CONTRACTOR MUST PROVIDE AT MINIMUM, 48-HOURS OF NOTICE TO LENNAR WHEN THE BMPs ARE SCHEDULED TO BE INSTALLED AND COMPLETED. THE LENNAR REPRESENTATIVE WILL COORDINATE THE LAND DEVELOPMENT MANAGER TO RELEASE THE PROJECT FOR CONSTRUCTION. WHEN THE PROJECT IS LOCATED WITHIN THE BEXAR COUNTY CONTROLLED MS4, THE CONTRACTOR MUST PROVIDE 48-HOURS OF NOTICE TO THE ASSIGNED BEXAR COUNTY SWP3 INSPECTOR NOTED ON THE STORM WATER QUALITY (SWQ) PERMIT LETTER.

3. WHEN A TEMPORARY SEDIMENT BASIN IS REQUIRED FOR THE PROJECT, LIMITED CLEARING OF THE PROPOSED BASIN LOCATION AND ANY MATERIALS BORROW AREAS TO CONSTRUCT THE TEMPORARY SEDIMENT BASIN MAY OCCUR DURING THE INITIAL BMP INSTALLATION PERIOD. THE TEMPORARY SEDIMENT BASIN MUST BE COMPLETELY CONSTRUCTED TO ENGINEER'S DESIGN. THIS MAY INCLUDE THE FOLLOWING: CONSTRUCTION OF THE DE-WATERING STRUCTURE (RISER PIPE OR FAIR CLOTH SKIMMER AND PUMP), CONSTRUCTION OF THE EMERGENCY OVERFLOW STRUCTURE, AND INSTALLATION OF A SEDIMENT DEPTH MARKER.

4. CONTRACTOR WILL BE NOTIFIED WEEKLY REGARDING ISSUES WITH BMPs AT THE PROJECT THROUGH THE LENNAR SWP3 INSPECTION PROCESS. ITEMS NOTED IN THE SWP3 INSPECTION MUST BE ADDRESSED WITHIN 7 CALENDAR DAYS. CONTRACTOR MUST PROVIDE FEEDBACK TO THE ASSIGNED LAND DEVELOPMENT PROJECT MANAGER TO INCLUDE: DATE(S) THE REPAIRS OR MAINTENANCE WAS COMPLETED OR STATEMENT OF EXTENUATING CIRCUMSTANCE AS TO WHY AN ITEM COULD NOT BE COMPLETED WITHIN THE 7-DAY TIMEFRAME AND PROPOSED SCHEDULED DATE OF COMPLETION.

5. CONTRACTOR TO MAINTAIN SPILL RESPONSE SUPPLIES/KIT AT THE PROJECT LOCATION WHILE ACTIVELY WORKING ONSITE.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

Date: May 17, 2022, 9:26am User ID: jarod
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NO. | REVISION | DATE

5/17/2022

REBECCA ANN CARROLL
92666
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 1B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 22-11800192
JOB NO. 6445-75
DATE MAY 2022
DESIGNER JP
CHECKED BAC DRAWN JP
SHEET C8.00

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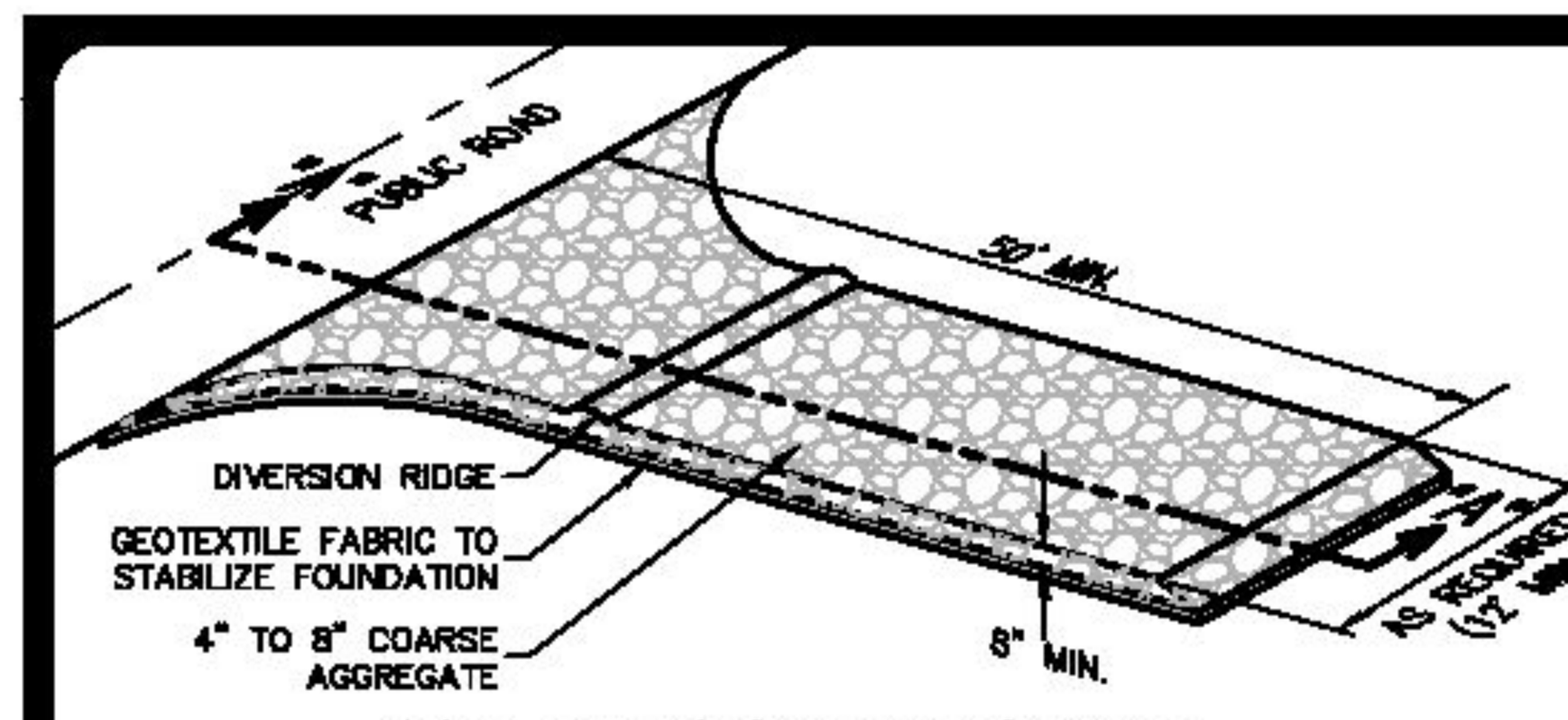
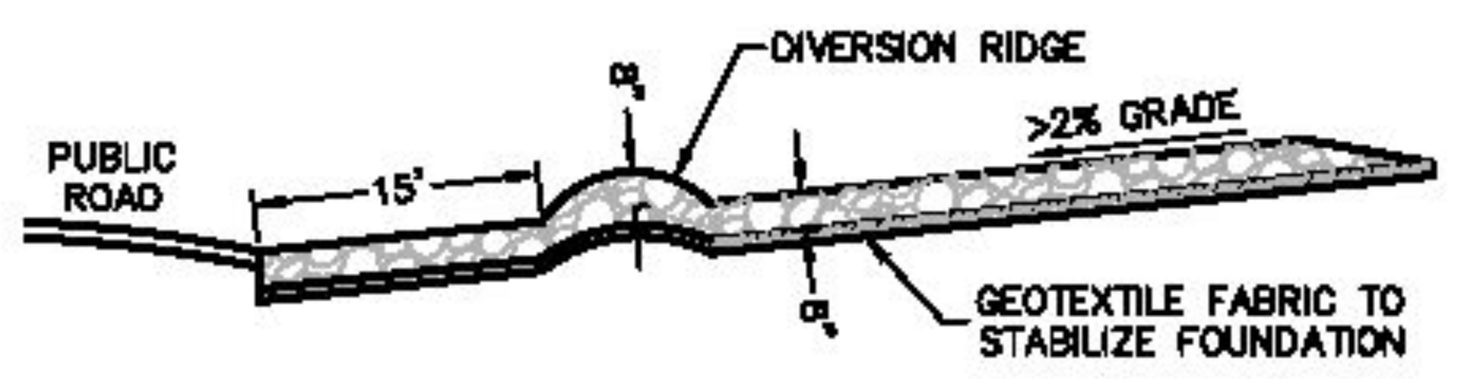


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION
1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS
1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES
1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

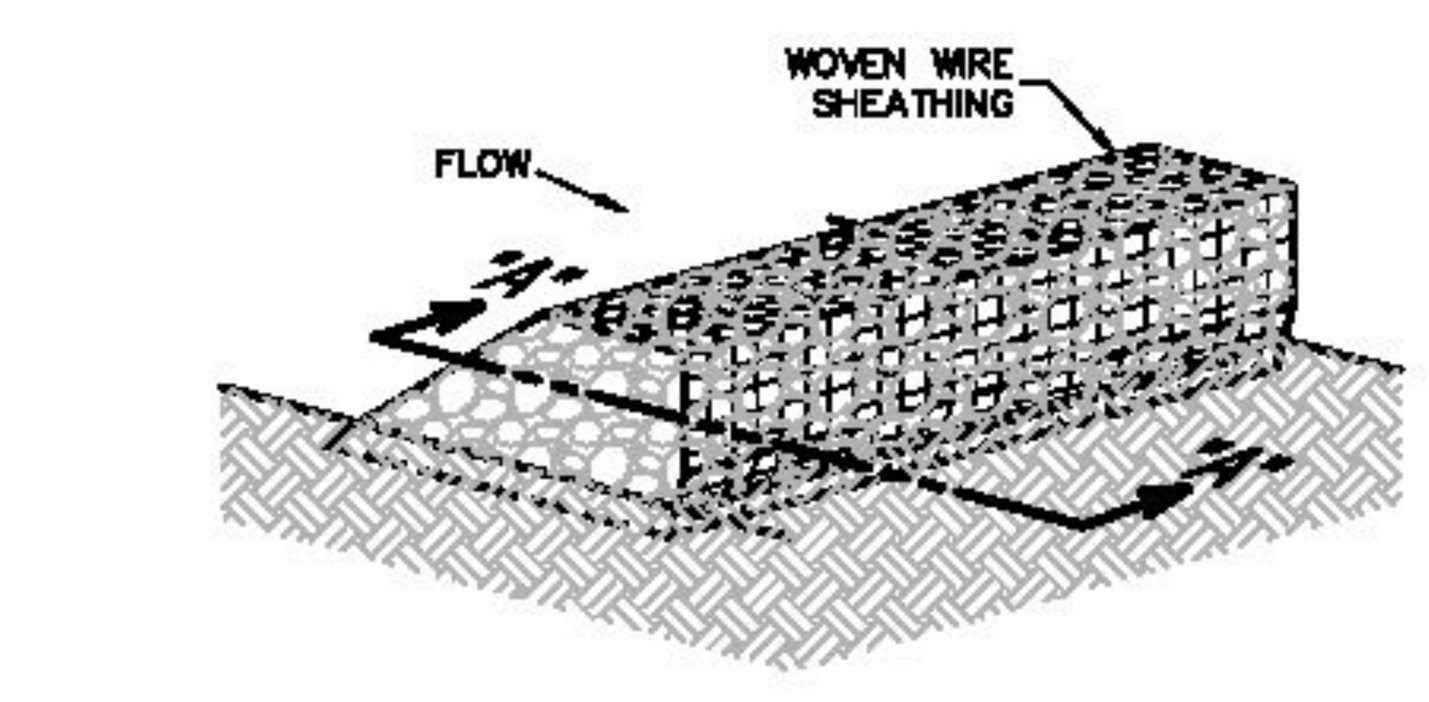
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

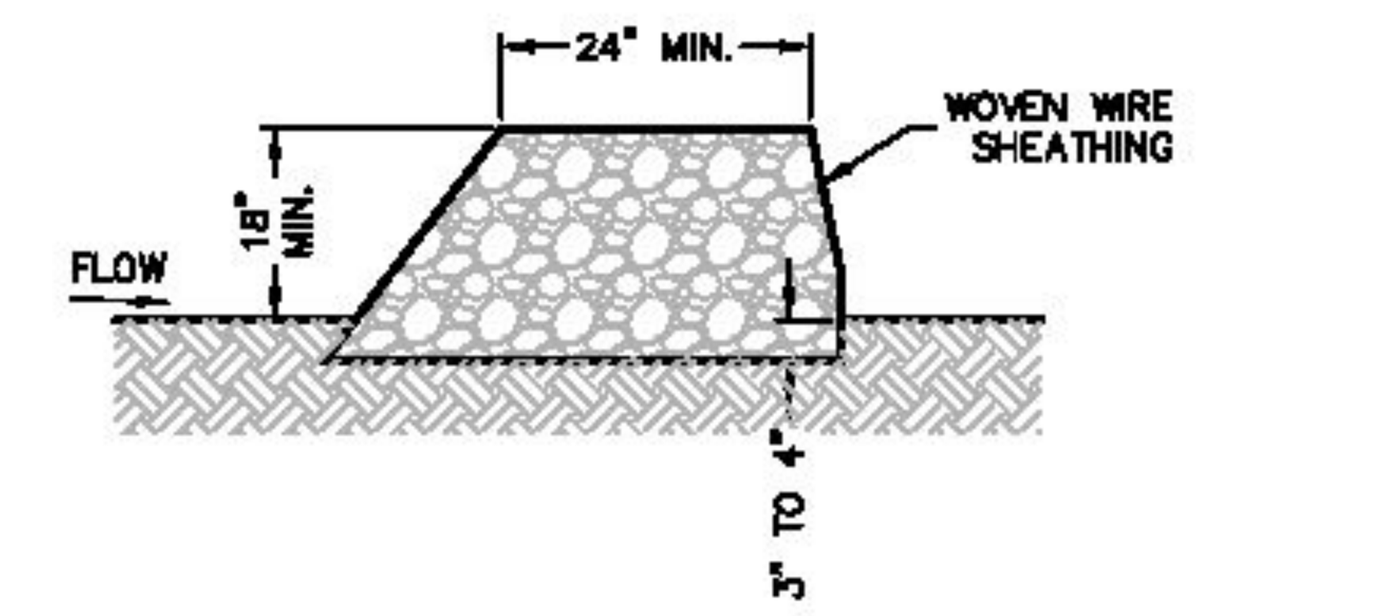
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS
THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES
1. INSPECTION SHOULD BE MADE WEEKLY BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

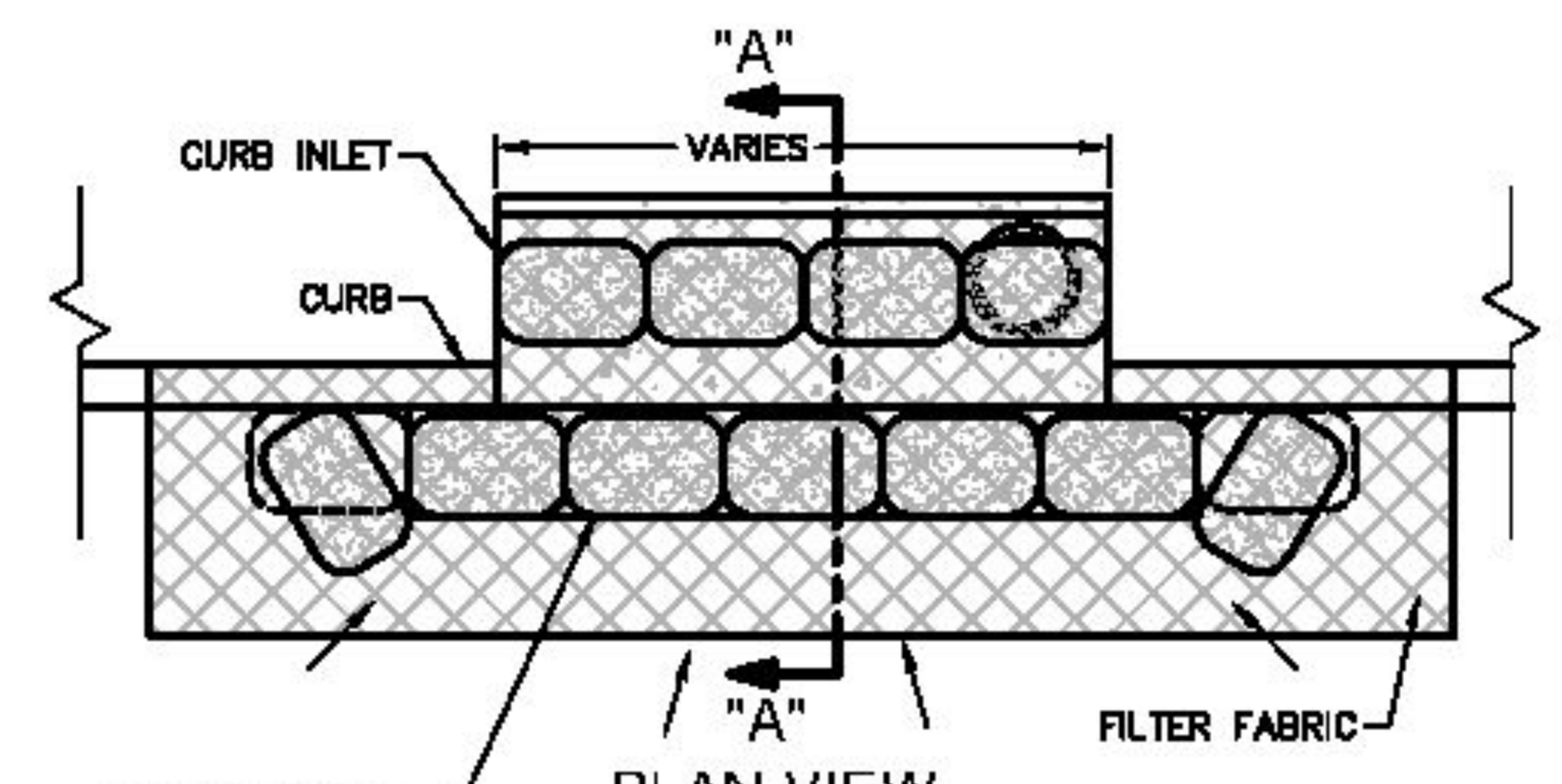
6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS
1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

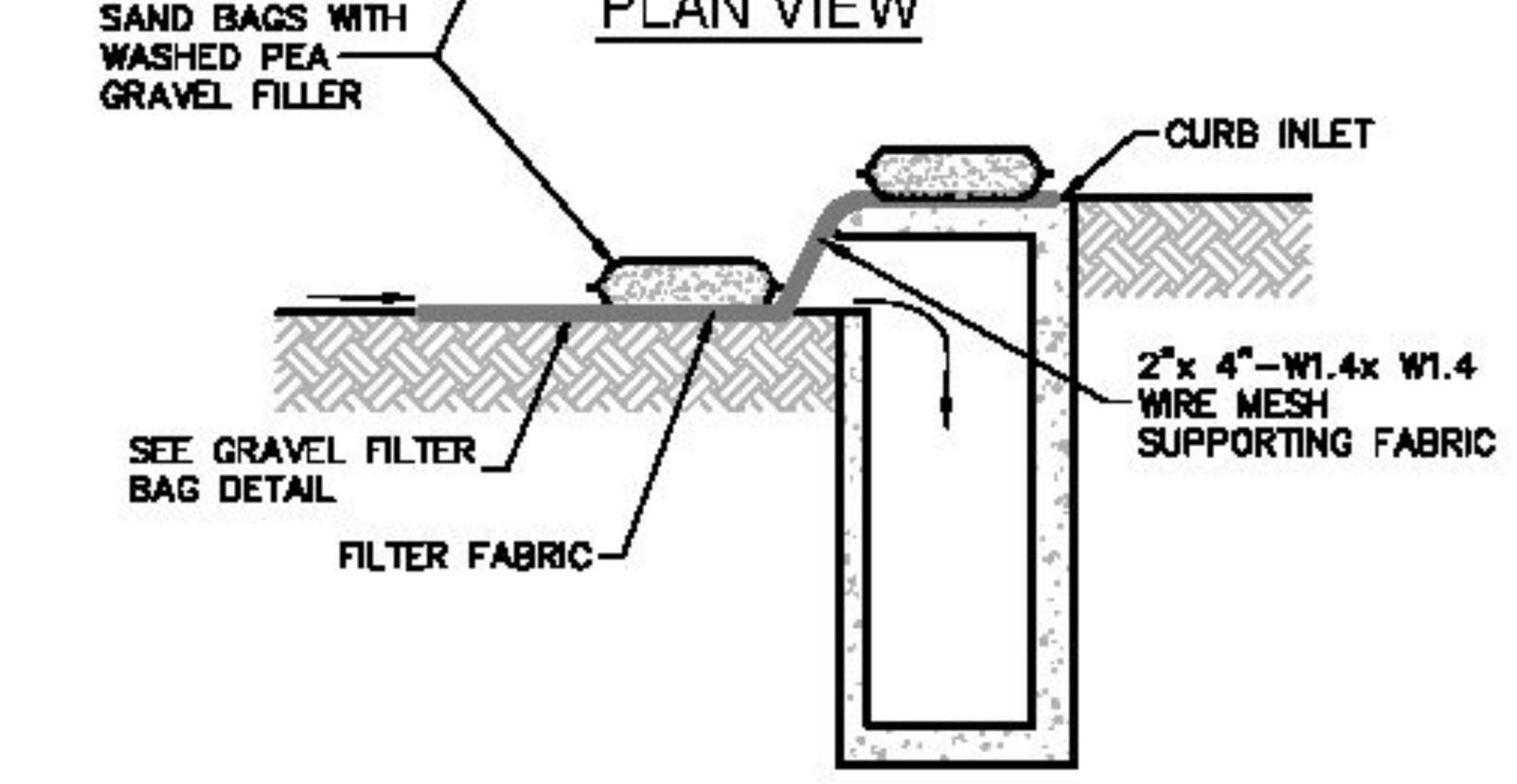
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES
1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES
1. INSPECTION SHOULD BE MADE WEEKLY. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

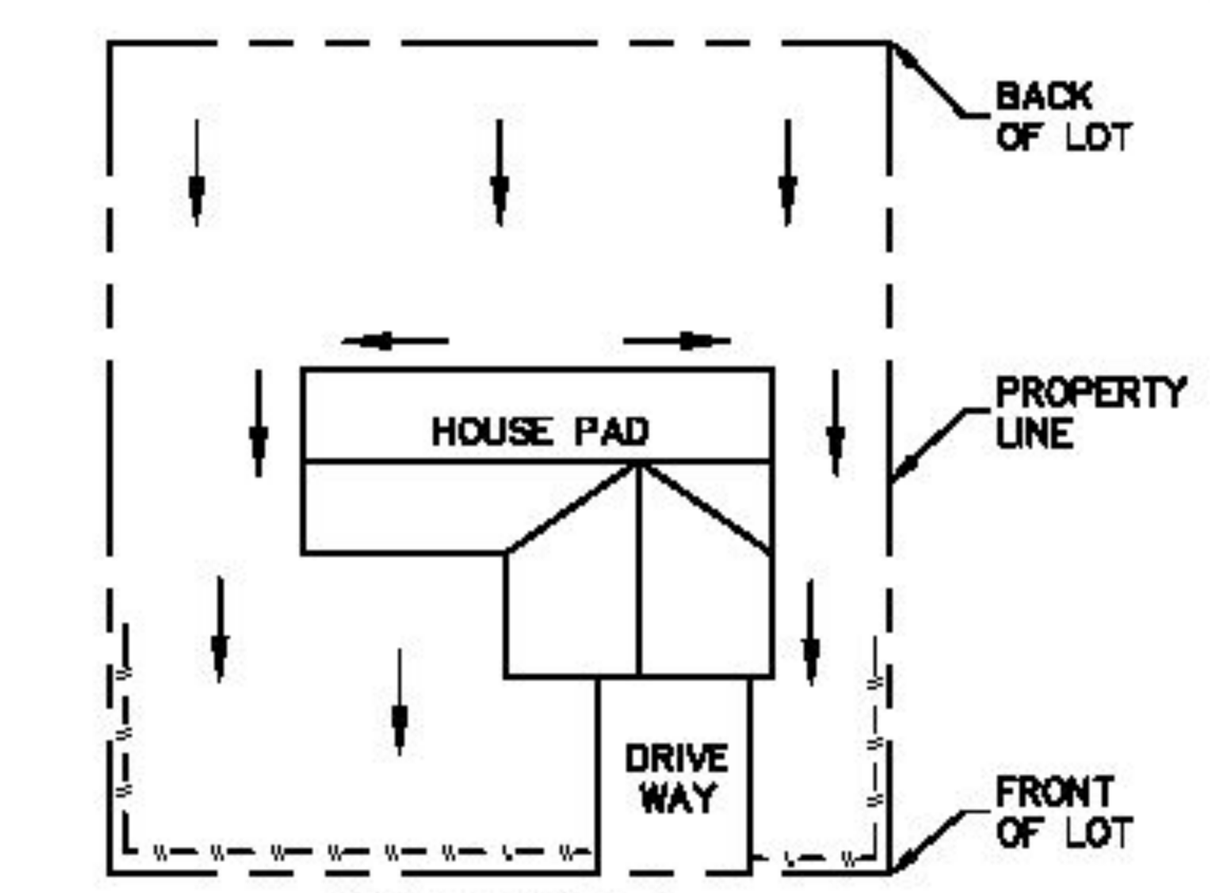
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

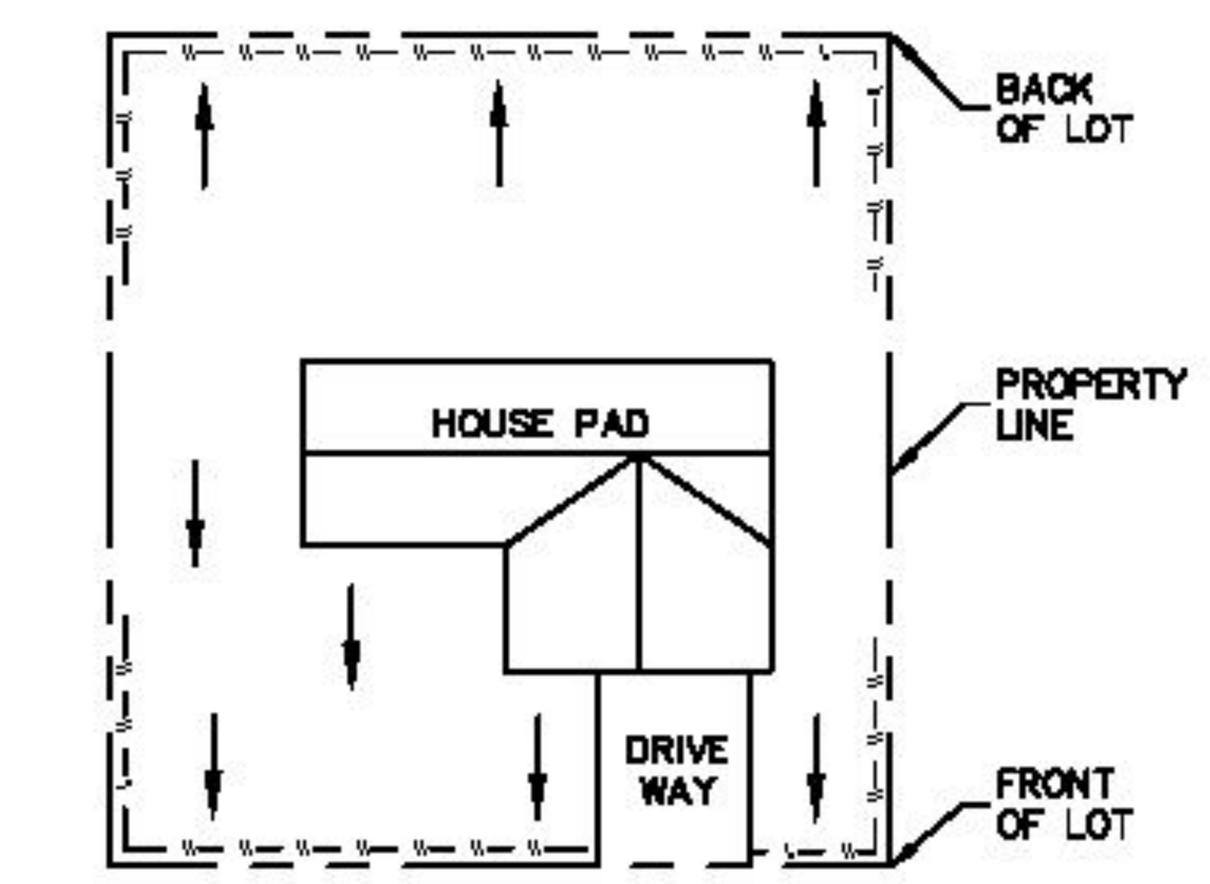
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

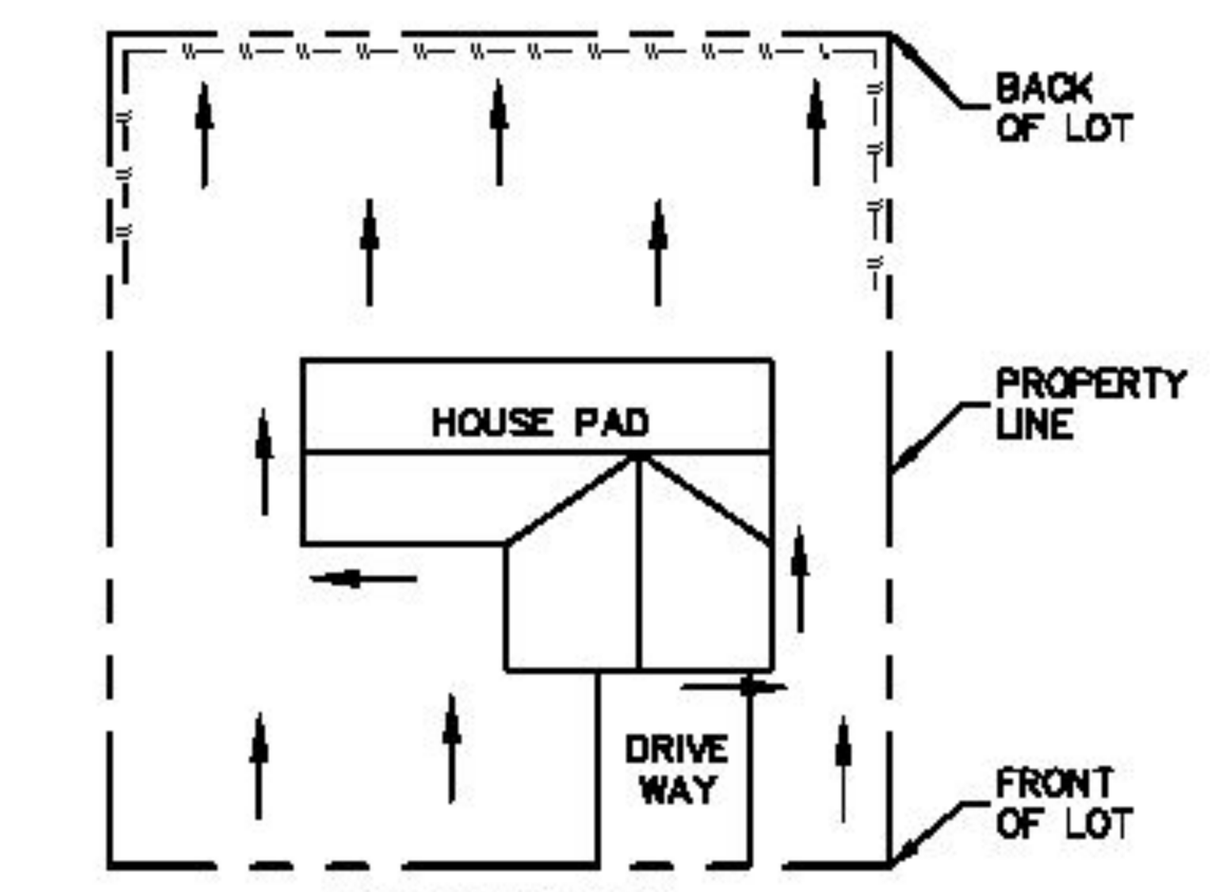
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



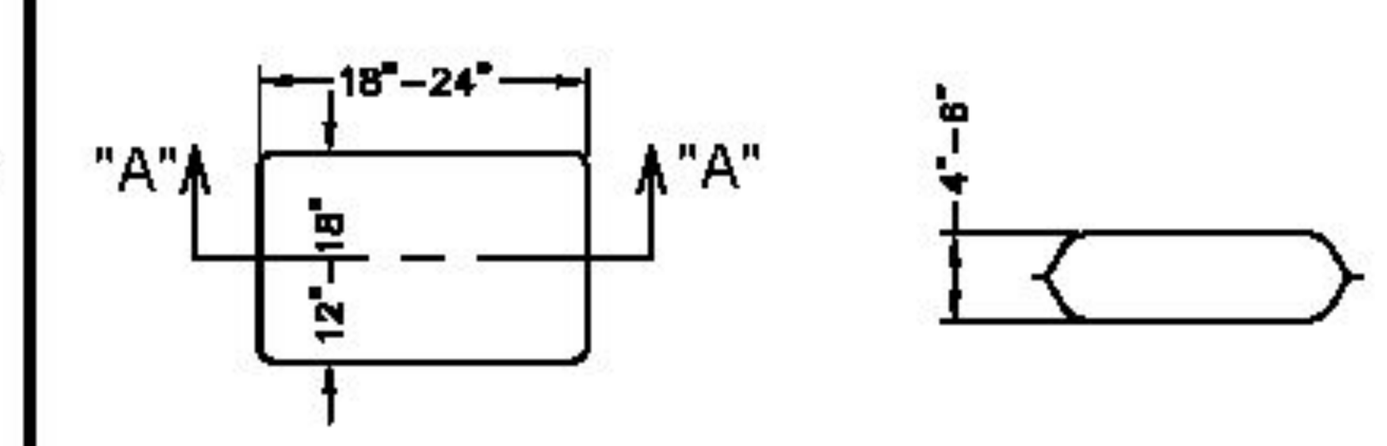
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



PLAN VIEW SECTION "A-A"

NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

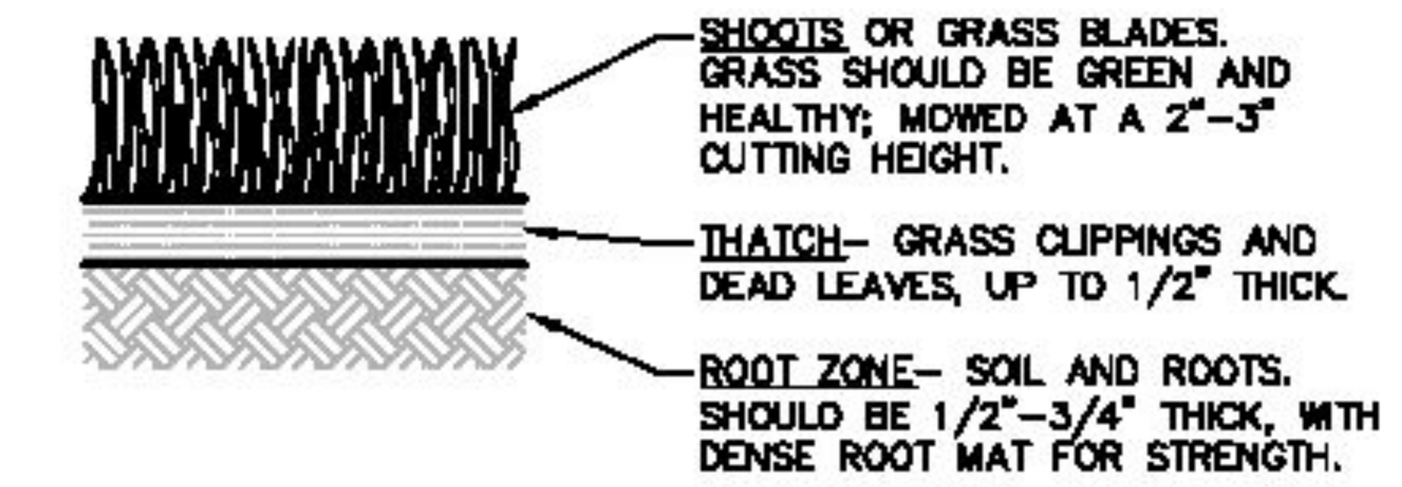
GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

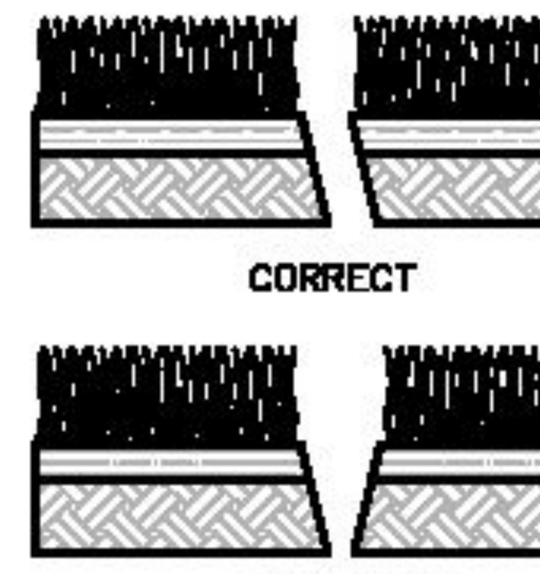


APPEARANCE OF GOOD SOD

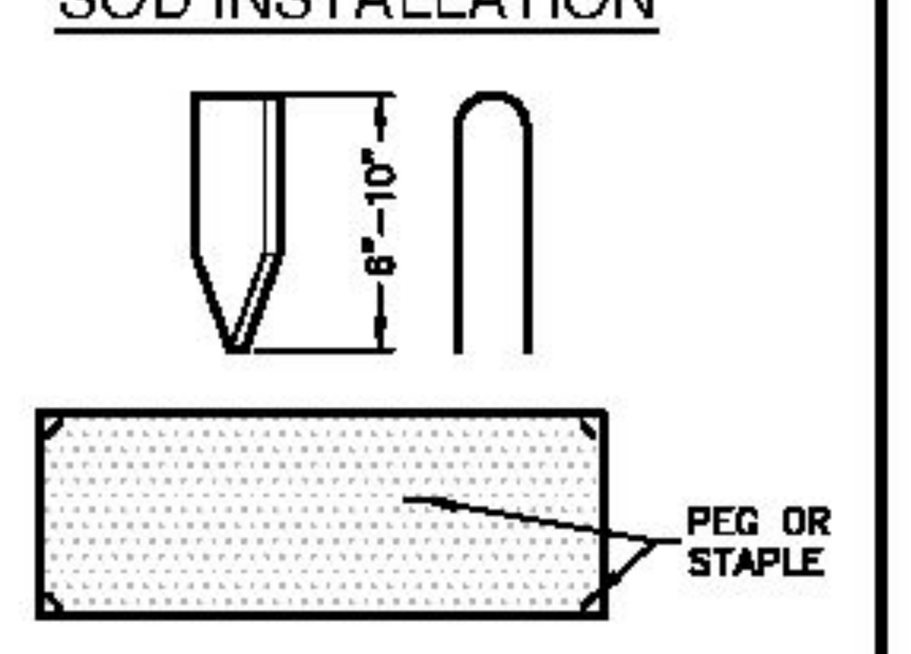
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

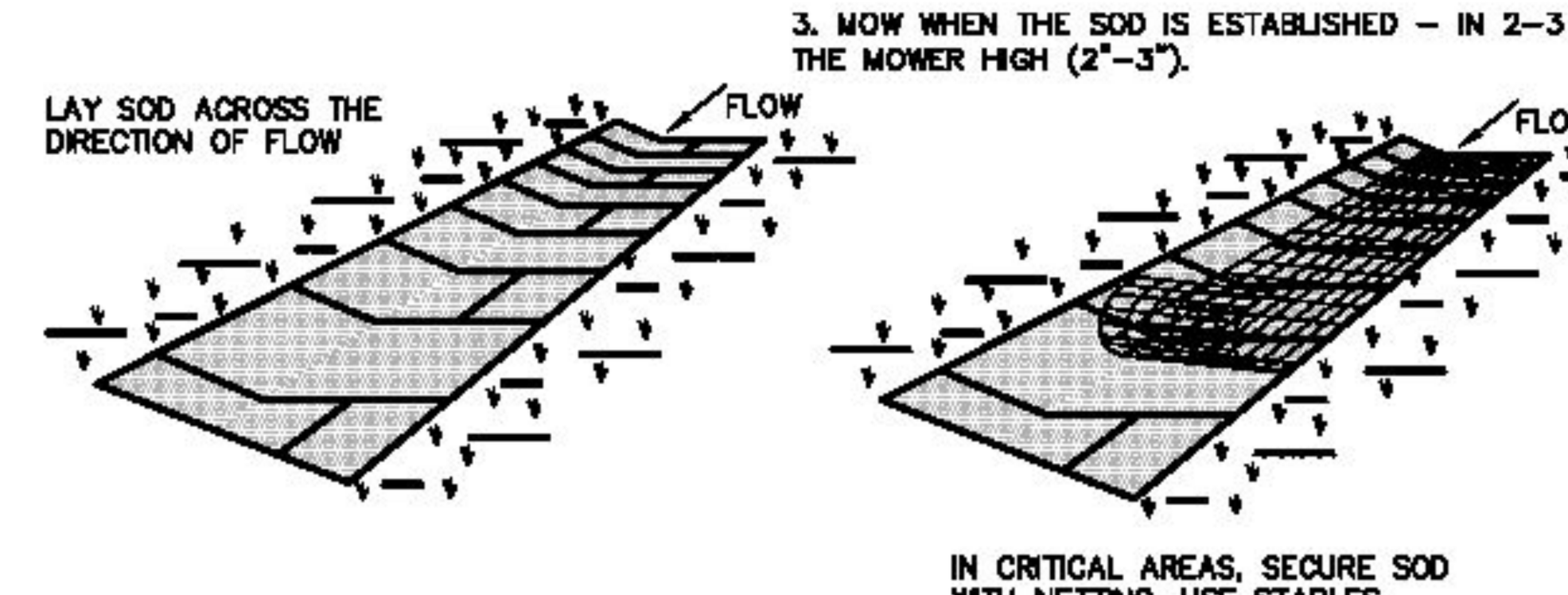
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



SOD INSTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.



IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS
1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION
1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS
1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)
1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

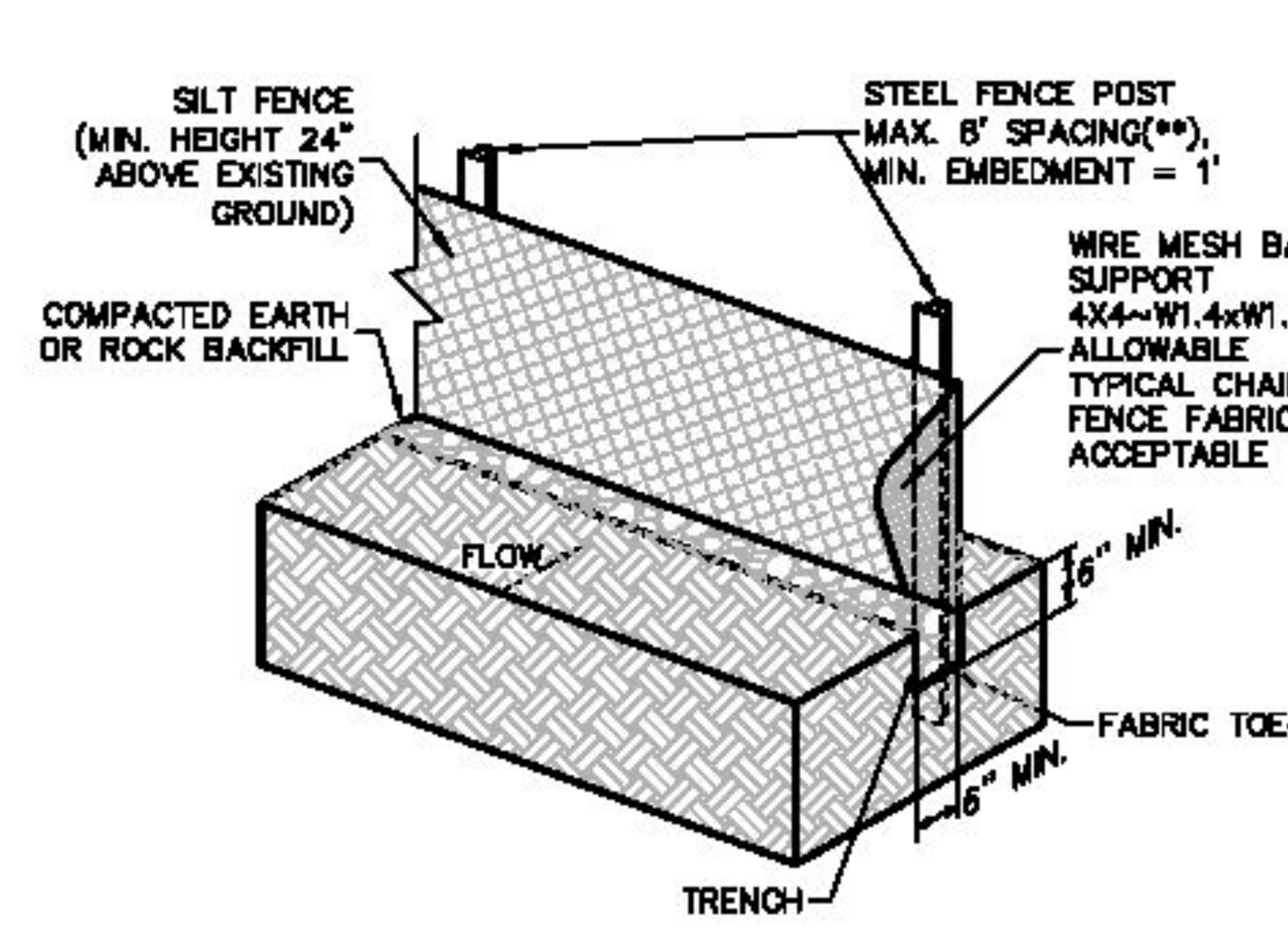
8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES
1. SOD SHOULD BE INSPECTED WEEKLY TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG-348, SECTION 1.4.3)

SILT FENCE
A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS
1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION
1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS
1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES
1. INSPECT ALL FENCING WEEKLY.

2. REMOVE SEDIMENT WHEN BUILDUP APPROACHES 6 INCHES, BUT NOT TO EXCEED 50% OF HEIGHT.

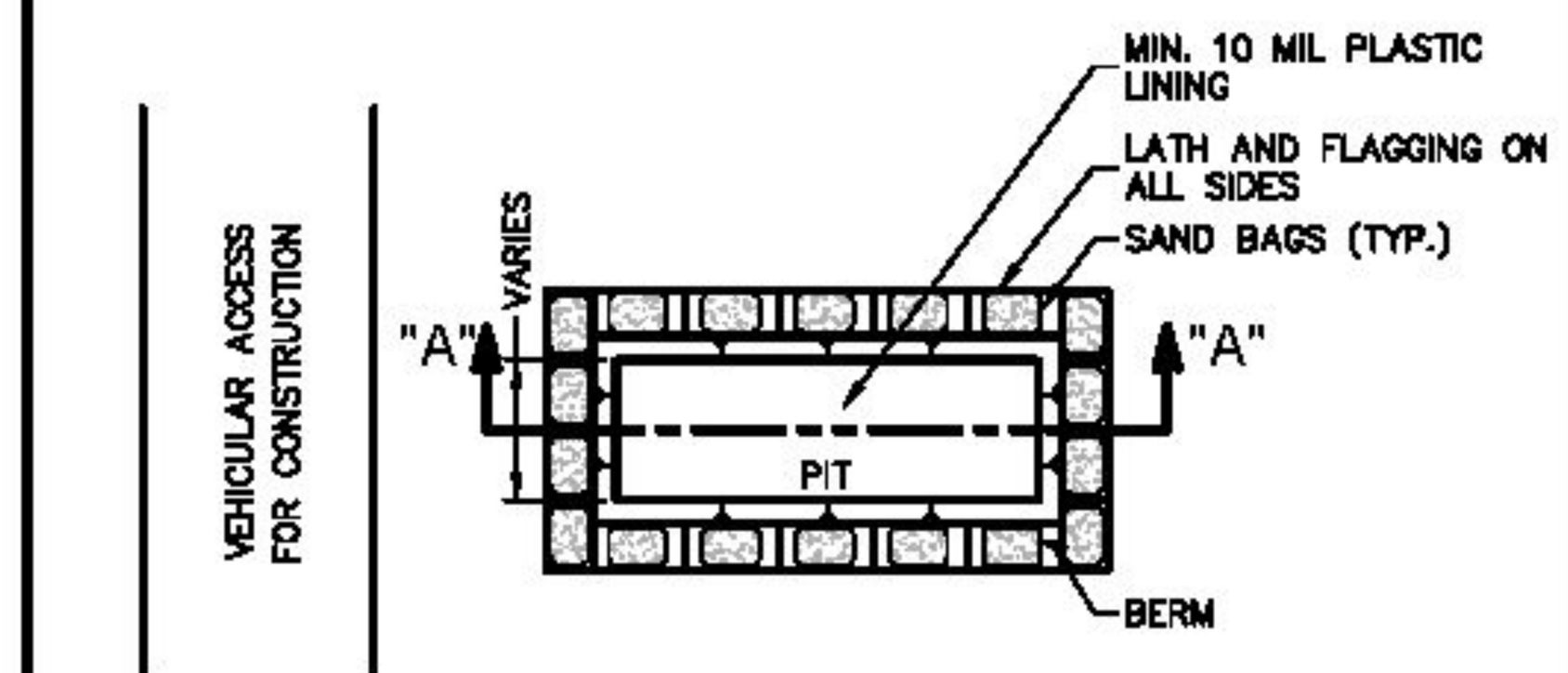
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

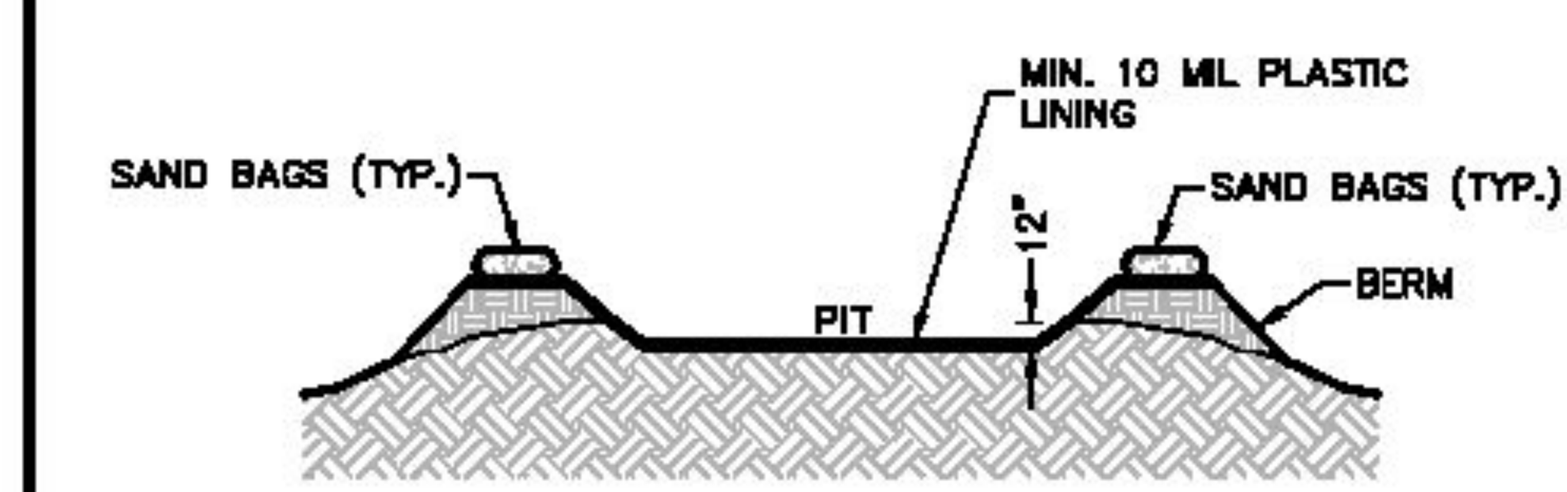
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES
1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS
PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

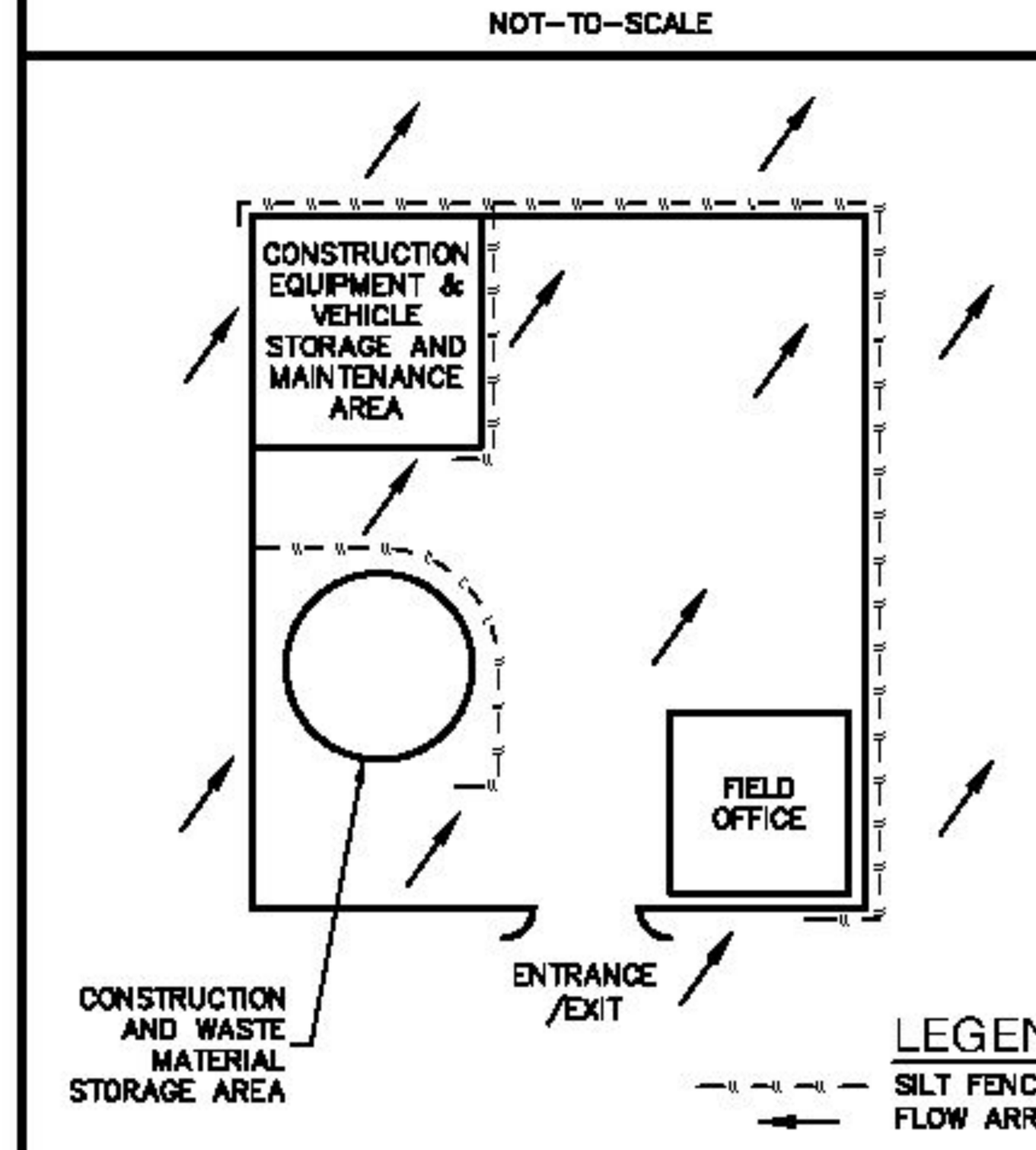
MAINTENANCE
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



LEGEND
SILT FENCE
FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

5/16/2022



PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 1B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 22-11800192
JOB NO. 6445-75
DATE MAY 2022
DESIGNER JP
CHECKED BAC DRAWN JP
SHEET C8.10

Date: May 16, 2022, 2:15pm User ID: jpoell
File: P:\64\45\75\1B\Design\Civil\SWPPDT644575-1B.dwg

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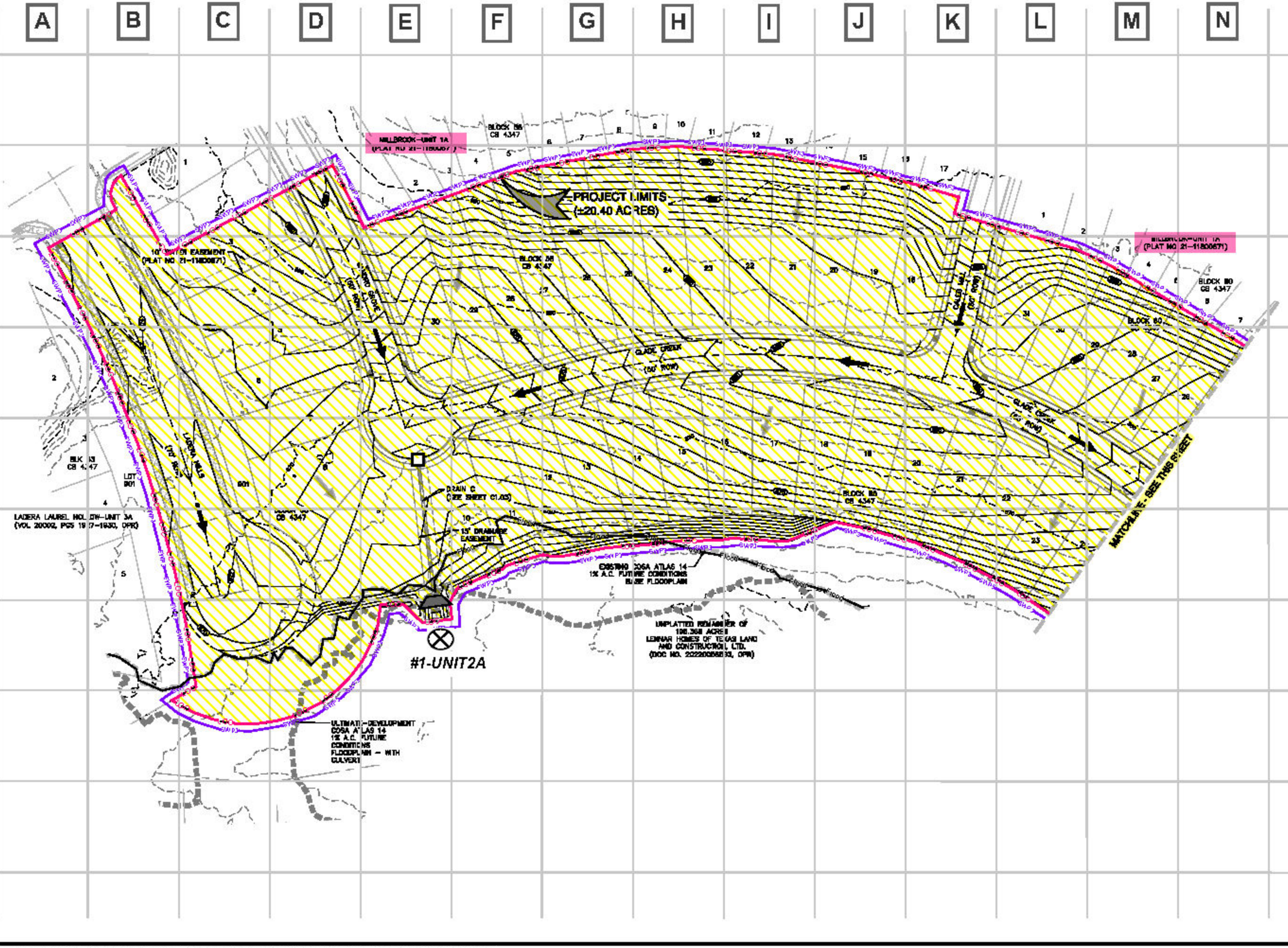


*Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 2A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 01

MILLBROOK - UNIT 2A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 02

MILLBROOK - UNIT 1A (PLAT NO 21-11800671)

PROJECT LIMITS (±20.40 ACRES)

BLOCK 80 CB 4347

BLOCK 84 CB 4347

BLOCK 85 CB 4347

GLADE CREEK (50' ROW)

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C8.01

UNPLATTED REMAINDER OF 196.368 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOC. NO. 20220056583, O.P.R.)

(SEE SHEET C1.01)

DRAIN B (SEE SHEET C1.02)

15' DRAINAGE EASEMENT

#2-UNIT2A

#3-UNIT2A

*Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

A B C D E F G H I J K L M N

1 2 3 4 5 6 7 8 9 10

#5-UNIT2A

#4-UNIT2A

PROJECT LIMITS
(±23.40 ACRES)

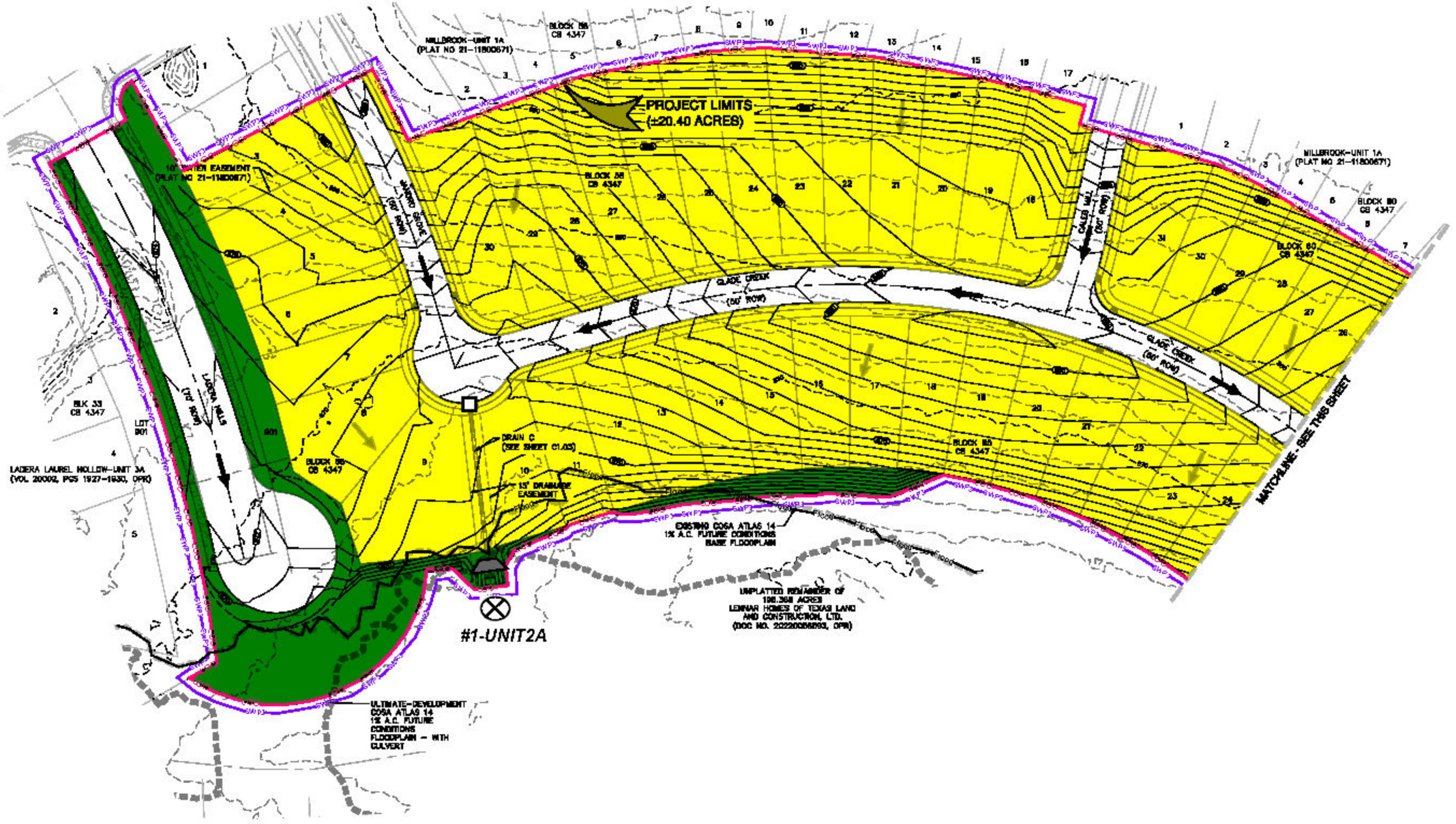
MILLBROOK - UNIT 2A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 03

EMG

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



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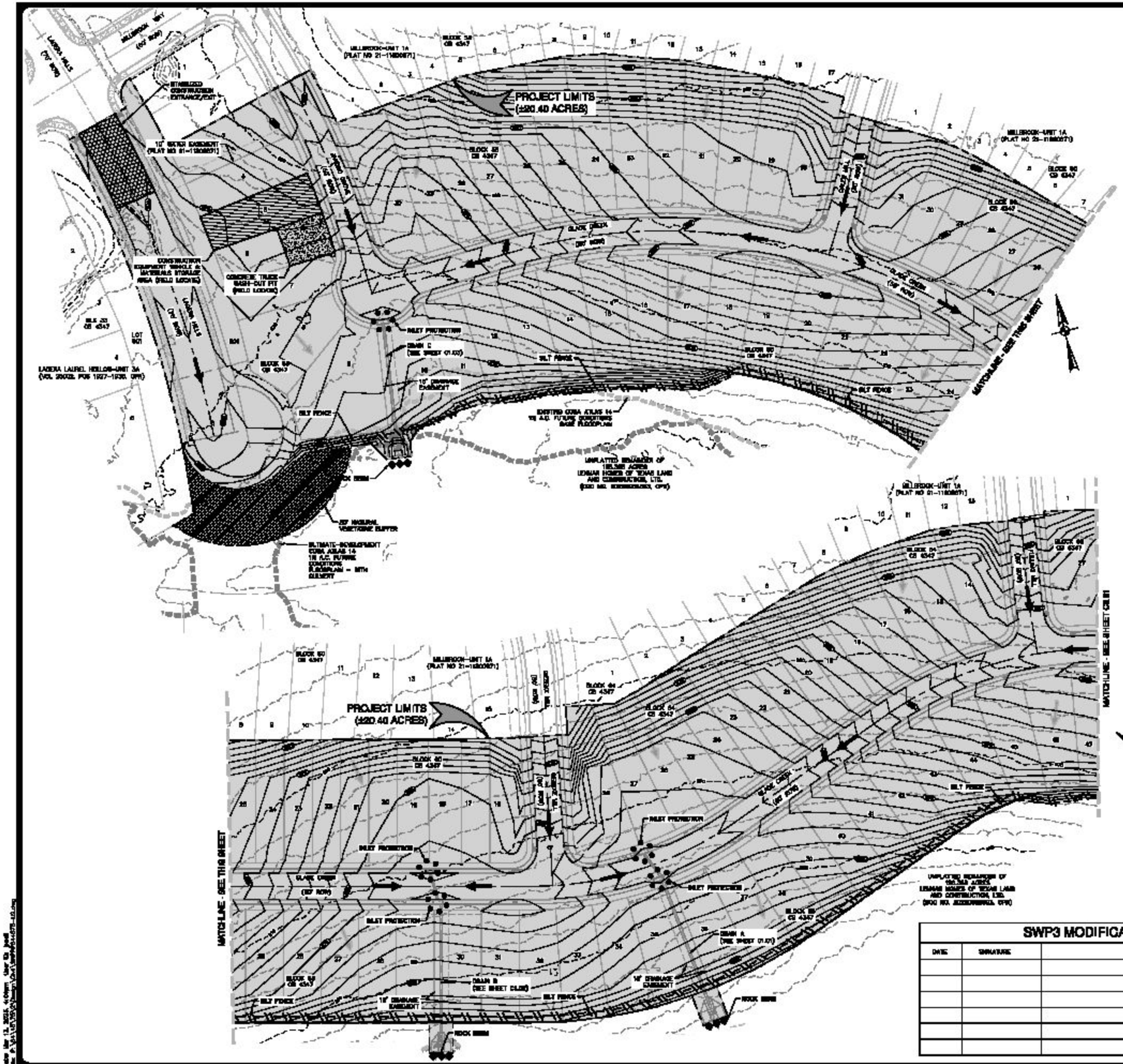
MILLBROOK - UNIT 2A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

SHEET 01





LOCATION MAP
NOT-TO-SCALE

0' 50' 100' 150'
SCALE: 1"= 50'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (570)
- PROPOSED CONTOUR (570)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- DRAIN INLET PROTECTION
- TEMPORARY CONTROL BERM
- LIMITS OF DISTURBED AREA (16.39 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER

GENERAL NOTES

1. DO NOT REMOVE VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND DATED AND INITIALED BY THE RESPONSIBLE PARTY.

4. ROCK BERM/CURB TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ACCEPTABLE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PAVEMENT, BASE, EMBEDMENT AREAS, PERMANENT BUILDING, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BMP MAINTENANCE PRACTICES MAY BE INSTALLED IN STAGES TO CONFORM WITH THE CONSTRUCTION OF UPWARDMENT AREAS.

10. BMP MAINTENANCE PRACTICES MAY BE REMOVED IN STAGES OVER THE MAINTENANCE FOR THAT PORTION CONTROLLED BY THE BMP MAINTENANCE PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS MADE, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE WAYLINES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS OTHERWISE, CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. GRADED AREA - DENOTES LIMITS OF DISTURBED AREAS EITHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOW A PART OF THIS SPCSS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SHALL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO REMOVING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN EXIST RIGHT-OF-WAY WITH TXDOT.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR CPS-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL AND SIGN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWPP) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOWN ARE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

3/12/2025

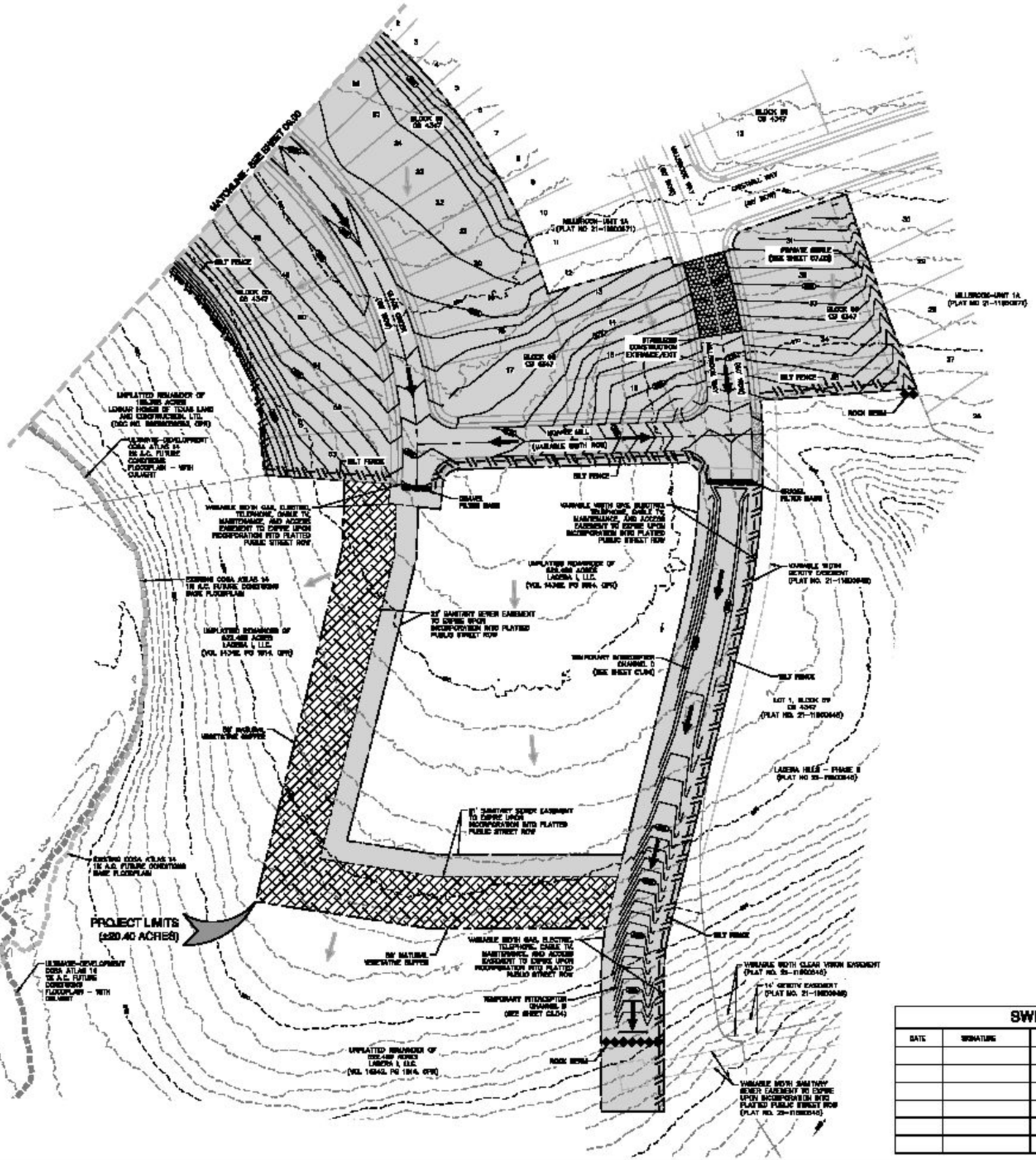
PAPE-DAWSON ENGINEERS

MILLBROOK - UNIT 2A
BEXAR COUNTY, TEXAS

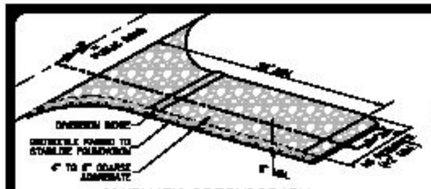
STORM WATER POLLUTION PREVENTION PLAN
(SHEET 1 OF 2)

PLAT NO. 18-11800800
JOB NO. 548-76
DATE MARCH 2025
DESIGNER JP
CHECKED RAC DRAWN BB
SHEET C8.00

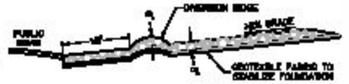
Date: Mar 13, 2025, 4:09pm User ID: jpaul
File: N:\548\76\05\Design\Civil\Layout\548407605-10.dwg




MEDINA COUNTY
BEXAR COUNTY
SITE
POTRANCO RD
LOOKOUT RIDGE
LEON SPRINGS RD
LEON SPRINGS
LOOKOUT RIDGE
LEON SPRINGS RD
LOOKOUT RIDGE
LOOKOUT RIDGE
LOOKOUT RIDGE



SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

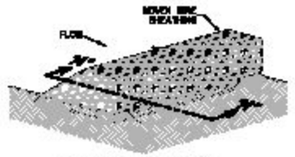
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLANS.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROPRIATE HEIGHT OF 8 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 80 SIEVE.
4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR CRUSHED ROCK SHOULD BE INCLUDED IN THE PLANS. DEPTH SHALL BE TO A SUITABLE TRAP OR BASIN.

INSTALLATION

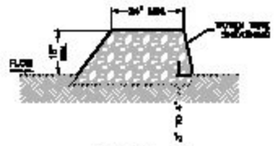
1. ACCESS CONTROL ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA. GRADE BROKEN FOUNDATION FOR POSITIVE DRAINAGE.
2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 5%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH A1 (5:1) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO ENSURE RUNOFF FLOWS FROM THE PUBLIC ROAD.
5. PLACE GEOTEXTILE FABRIC AND STONE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
6. PLACE BRIDGE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE ENTRANCE SMOOTH AND SLOPE FOR DRAINAGE.
7. REMOVE ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



SOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND REDUCE THE VELOCITY IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 10 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE, AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOW (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR EROSION EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE DONE WEEKLY BY THE RESPONSIBLE PARTY OR REPRESENTATIVE OR FOLLOWING RAINFALL OF 0.5 INCHES OR GREATER. DAILY INSPECTIONS SHOULD BE MADE.
2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
3. REPAIR ANY LOOSE WIRE SHEATHING.
4. THE BERM SHOULD BE REGRADED AS NEEDED DURING INSPECTION.
5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, VEHICULAR CONSTRUCTION TRAFFIC DAMAGE, ETC.
6. THE ROCK MUST NOT BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE WOVEN STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MINIMUM OPENINGS OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHORT RANGE.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED. WHERE 5-INCH TO 6-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

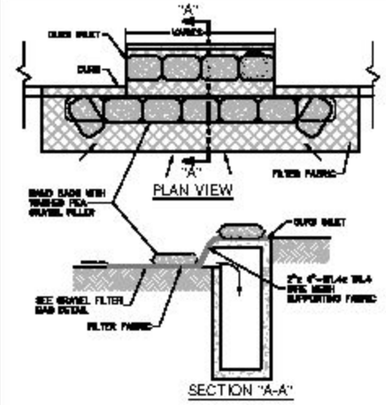
1. DRY BUT THE WORKS ARE SHEATHED PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES MORE 2:1 (H:V) OR FLATTER.
3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".
4. WRAP THE WOVEN SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN BACKED UPON.
5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 2 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

1. UNDERMINT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE ENDS OF BERM).
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPES AROUND SIDE BERM).

ROCK BERM DETAIL

NOT-TO-SCALE



GENERAL NOTES

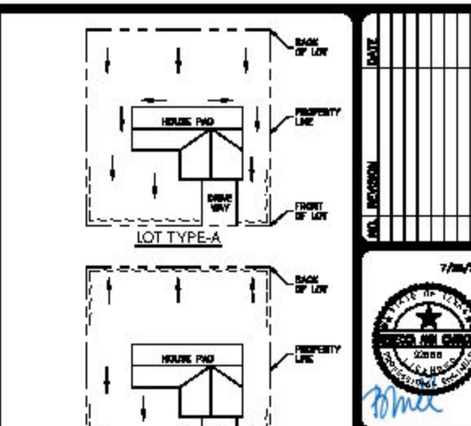
1. CONTRACTOR TO INSTALL 6"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT 3'-0" LOCATIONS. BAND SHALL BE FILLED WITH WASHED PEA GRAVEL. SHOULD BE PLACED ON TOP OF THE WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL. TO HOLD WIRE MESH IN PLACE, CONCRETE FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. BAND BASE TO BE STAGGED TO FORM A CONTINUOUS BARRIER AROUND INLETS.
2. THE ENDS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE ENDS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY, REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF BRACE TO PREVENT GAPS BETWEEN BRACE AND CURB.
4. REPLACE FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE DRAINAGE AREA HAS BEEN REASONABLY STABILIZED.

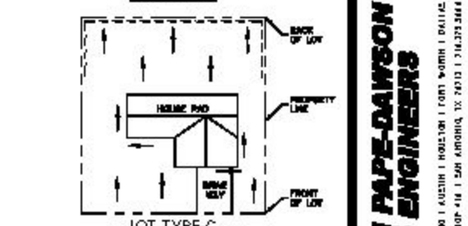
BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



LOT TYPE-A

LOT TYPE-B



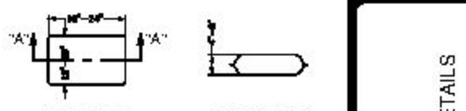
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE

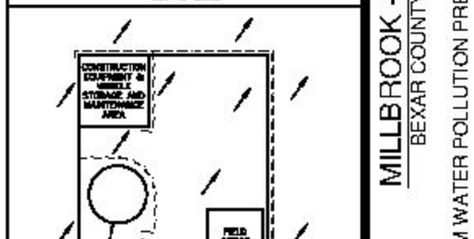


PLAN VIEW SECTION "A-A"

NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/YD². HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.3IN TO 0.75 INCH DIAMETER).
3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

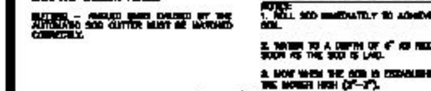
NOT-TO-SCALE



LEGEND
SILT FENCE
FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE



IN CRITICAL AREAS, SECURE SOD WITH WIRE STAPLES.

LAY SOD IN A STAGGERED PATTERN. BUTT THE ENDS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A STAGGERED MASON'S TRONEL IS A HANDY TOOL FOR TUCKING DOWN THE EDGE AND TRIMMING PIECES.

BUTTED — ANGLED ENDS CAUSED BY THE IMPROPER SOD CUTTER MUST BE TRIMMED CORRECTLY.

APPEARANCE OF GOOD SOD



SOD INSTALLATION

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED — IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY — AT THE ENDS OF STRIPS AND IN THE CENTER OR EVERY 2-3 FEET IF THE STRIPS ARE LONG. SHOT PEGS TO HOLD SOD FIRM OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH ± 1/4" INCH AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.
2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR BROKEN PIECES SHOULD NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND MAINTAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOD INSTALLATION, AREAS TO BE SODDED SHOULD BE PROPERLY TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WOOD, STONES, STUMPS AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. JOINS SHOULD BE TIGHT TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).
2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

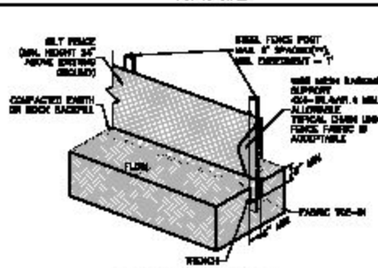
1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON BARE SURFACES THAT ARE FROZEN.
2. DURING PERIODS OF HIGH TEMPERATURE, THE SOD SHOULD BE LIGHTLY SPRINKLED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE SHOOT SHRINKAGE AND DESICCATION.
3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PRODUCE MORE UNIFORM STRENGTH AND APPEARANCE. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).
4. ON SLOPES 2:1 OR STEEPER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLES OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).
5. AS SOON AS CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.
6. AFTER ROLLING, SOD SHOULD BE WATERED TO A DEPTH SUFFICIENT TO THOROUGHLY WET THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.
7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS often AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.
8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY TO LOOSEN AND REPAIR ANY DAMAGE.
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SMALL STABILIZATION SHOULD BE REPAIRED AS SOON AS POSSIBLE.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1—POST DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

SILT FENCE

1. SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SEDIMENTS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN SMALL SEDIMENT FROM UNDISTURBED AREAS OF A LIMITED DRAINAGE AREA. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION WHEN THE FORMATION OF A DESIGNATED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THE FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCES SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY, OR CONCENTRATED FLOW OCCURS AFTER INSTALLATION, SUBSTITUTE ANOTHER BMP OR TAKE SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/SQ. MULLEN BURST STRENGTH EXCEEDING 190 LB/SQ. ULTRAVIOLET STABILITY EXCEEDING 70%, AND MAXIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR T-BAR CROSS SECTION. SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINELL HARDNESS EXCEEDING 143.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2' X 4" WELDED WIRE, 14 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1—FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER, WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT PROPOSED CONTOUR-SLOPE OF DISTURBED AREA FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE LAID SO THAT THE MAXIMUM DRAINAGE AREA IS ½ ACRE/100 FEET OF FENCE.
3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN DUE TO PAVEMENT OR ROCK OUTCROP), HEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL OR UPHILL SIDE TO PREVENT FLOW FROM SECURING UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-INCH OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

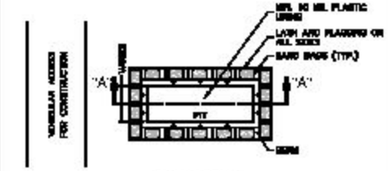
1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.
2. FABRIC NOT SECURED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).
3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING ALONG SIDES).
4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY.
2. REMOVE SEDIMENT WHEN BULGE APPEARS 6 INCHES, BUT NOT TO EXCEED ½ OF HEIGHT.
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OVERWHELMED BY UNUSUALLY HEAVY RUNOFF, IT IS ENCOURAGING VEHICLES ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT CORNER VEHICLE HOUSE POINTS.
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE FENCE LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. EXPECT ABOVE ELEVATIONS MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 20 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT CAPACITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINER MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE

PAPE-DAWSON ENGINEERS

2672 GUNTER PARK DRIVE WEST | HOUSTON, TEXAS 77043 | 713.521.5555

TEXAS REGISTERED ENGINEERING FIRM F-1781 | TEXAS REGISTERED SURVEYING FIRM LS-100012-00

NO. | REVISION | DATE

7/28/2022

COMMITTEE ON ENGINEERING AND ENVIRONMENTAL SCIENCES — 32888 — 7/28/2022 — REGISTERED PROFESSIONAL ENGINEER

MILLBROOK - UNIT 2A

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 22-11800300

JOB NO. 0442-78

DATE JULY 2022

DESIGNED JF

CHECKED MAC DRAWN SB

SHEET C8.10

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DOCUMENTING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWPP ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACCESSED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

A B C D E F G H I J K L M N

1 2 3 4 5 6 7 8 9 10

PROJECT LIMITS
(±0. 7 ACRES)

#1-UNIT2B

#2-UNIT2B

#3-UNIT2B

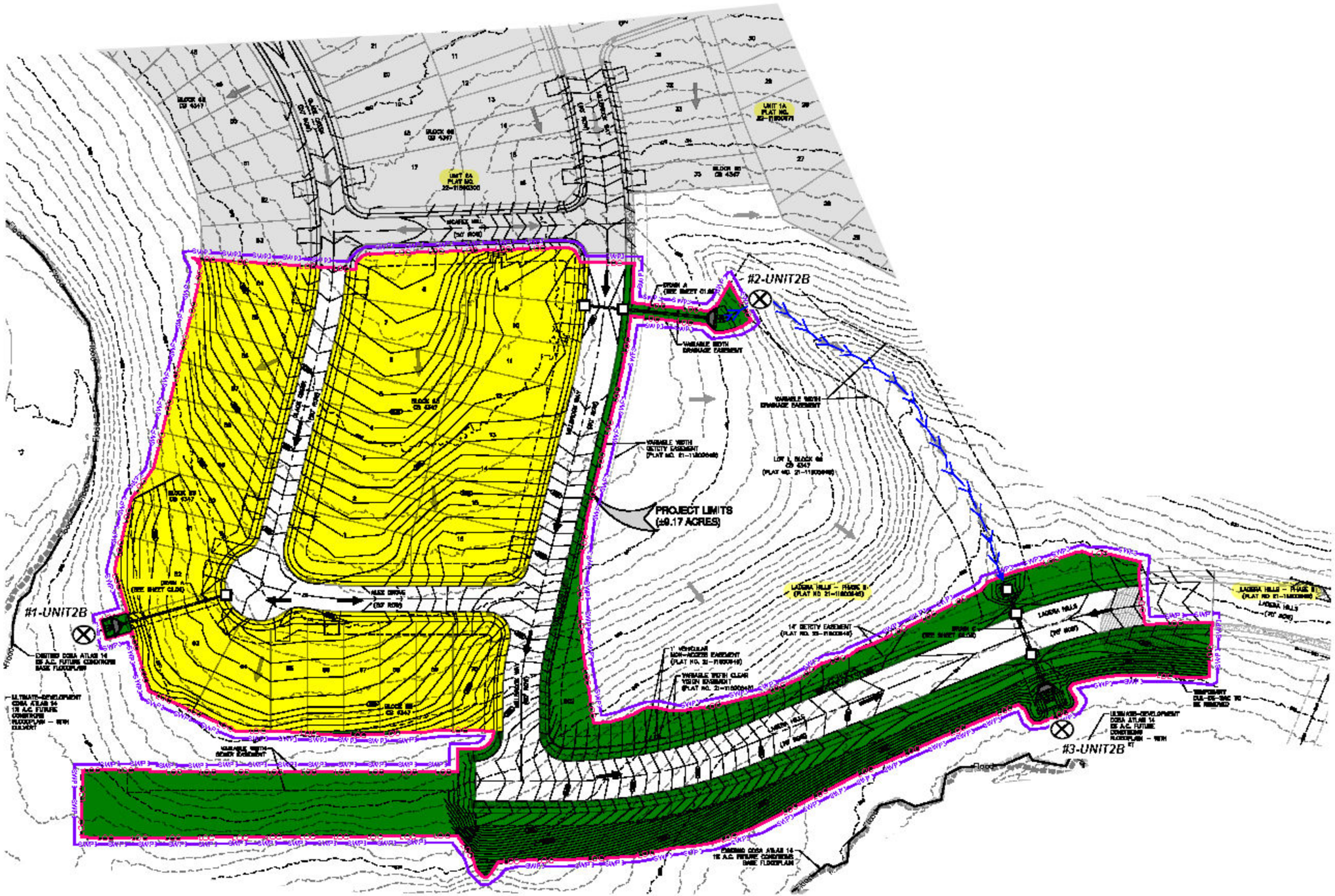
"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 2B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

SHEET 01

EMG



MILLBROOK - UNIT 2B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

SHEET 01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, BRUSH, GRASS, GRASS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS SHEET AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ABSOLUTE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE SANITARIZED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THOSE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PAVEMENT, BASE, SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF GROUNDCOVER AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS MADE, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE SHOWN, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS. OTHERWISE, CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIPS.

13. SHADED AREA [ ] DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY ONE CONSTRUCTION ACTIVITIES. VOLUNTARY CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

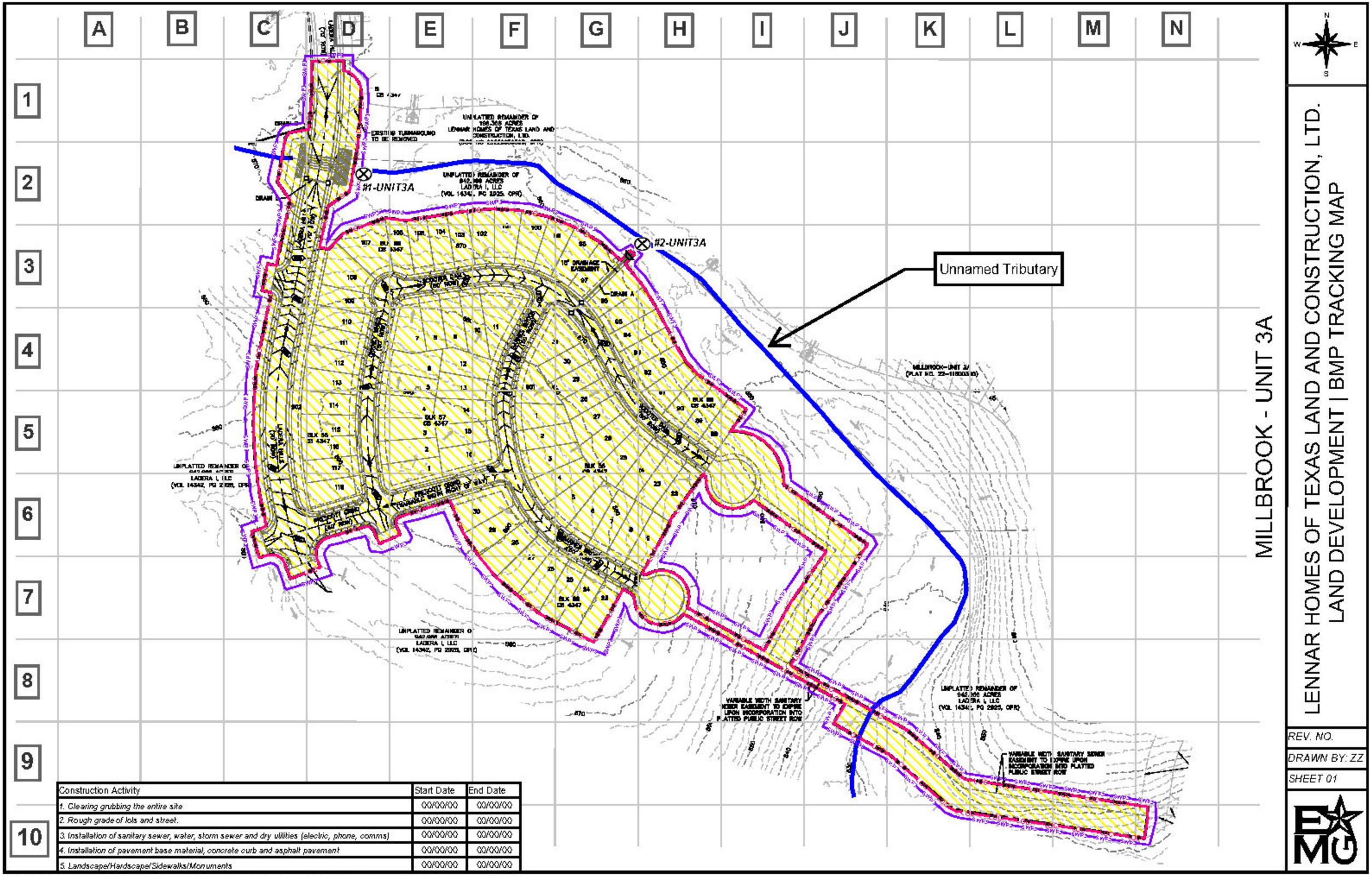
14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY CONTRACTOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR OFF-SITE CONSTRUCTION AND OFF-SITE FEES TO THE PROJECT.

THE ENGINEER'S SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

THIS SHEET WAS NOT PREPARED FOR PURPOSES OF THE SWPPP ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.


MEDINA COUNTY
BEXAR COUNTY
SITE
LOOKOUT RD
SCHERTZ PKWY
SCHERTZ RD
LOOKOUT RD
LOOKOUT RD
LOOKOUT



Construction Activity	Start Date	End Date
1. Clearing grubbing the entire site	00/00/00	00/00/00
2. Rough grade of lots and street.	00/00/00	00/00/00
3. Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, comms)	00/00/00	00/00/00
4. Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
5. Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

MILLBROOK - UNIT 3A

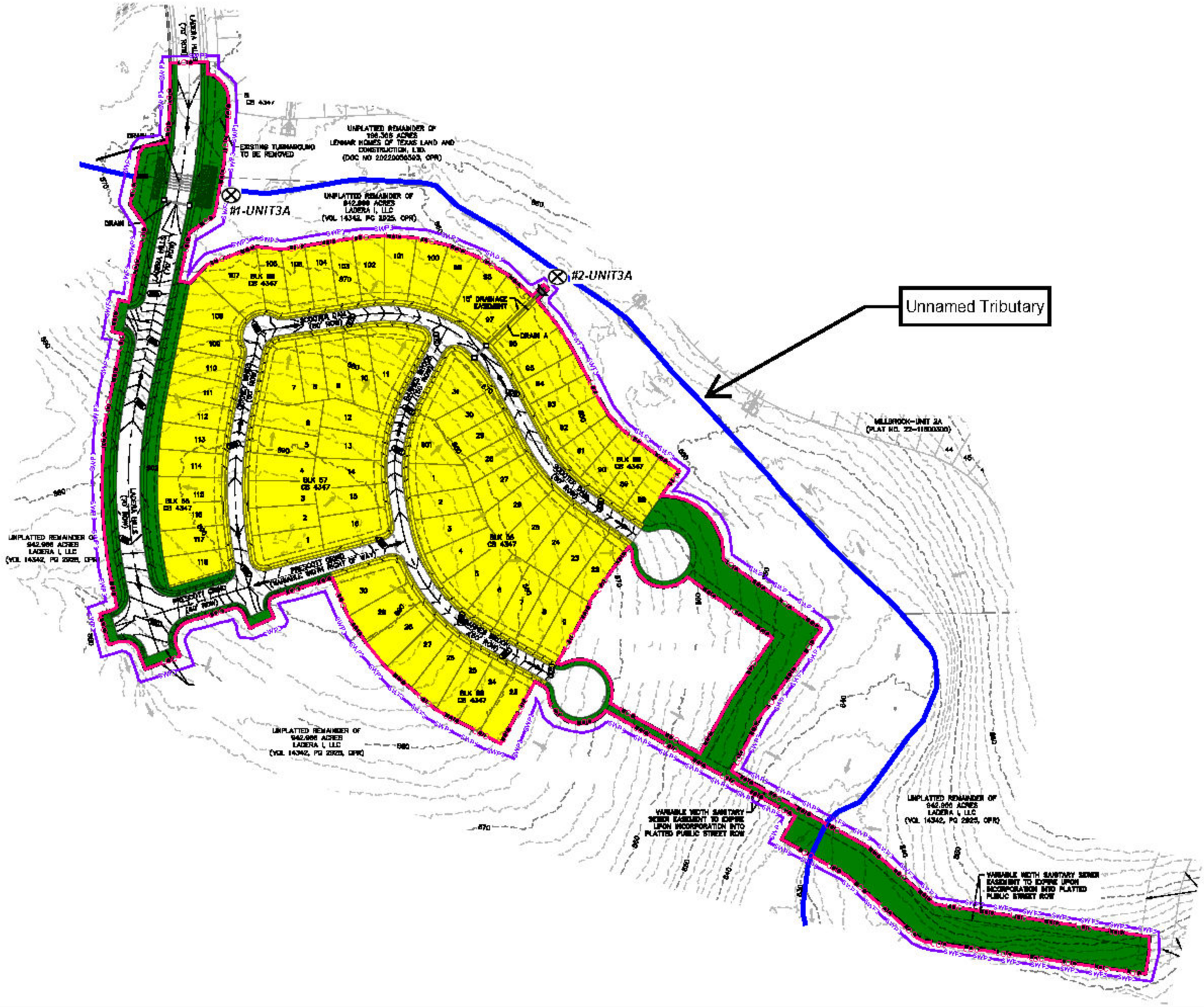
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY: ZZ

SHEET 01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



MILLBROOK - UNIT 3A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

REV. NO.

DRAWN BY: ZZ

SHEET 01

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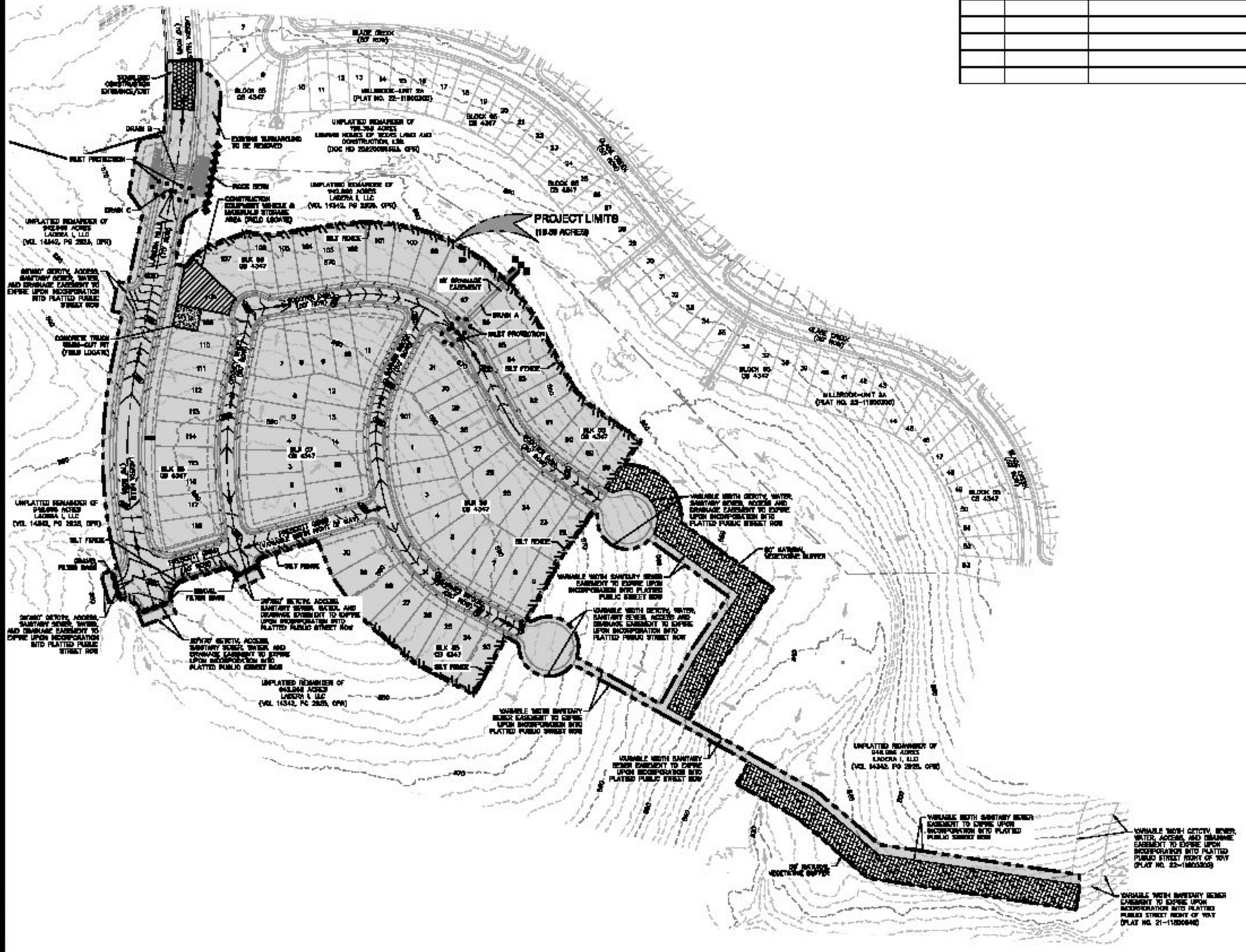
SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION





LOCATION MAP

NOT-TO-SCALE

0' 100' 200' 300'

SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- CURATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (117.98 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATED)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATED)
- 50' NATURAL VEGETATIVE BUFFER

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, BRUSH, GRASS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS SHEET AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO ESTIMATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE ESTABLISHED FOR APPLICABLE PERMANENT STABILIZATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SECURITY AND TEMPORARY CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
12. BEFORE VEGETATIVE FILTER STRIPS ARE ESTABLISHED, CONTRACTOR SHALL SECURITY TEST SUPPORTING VEGETATION EXISTS. OTHERWISE, CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
13. SHADED AREA: DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TRUCK RIGHT-OF-WAY WITH STREET.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN (SWPP) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

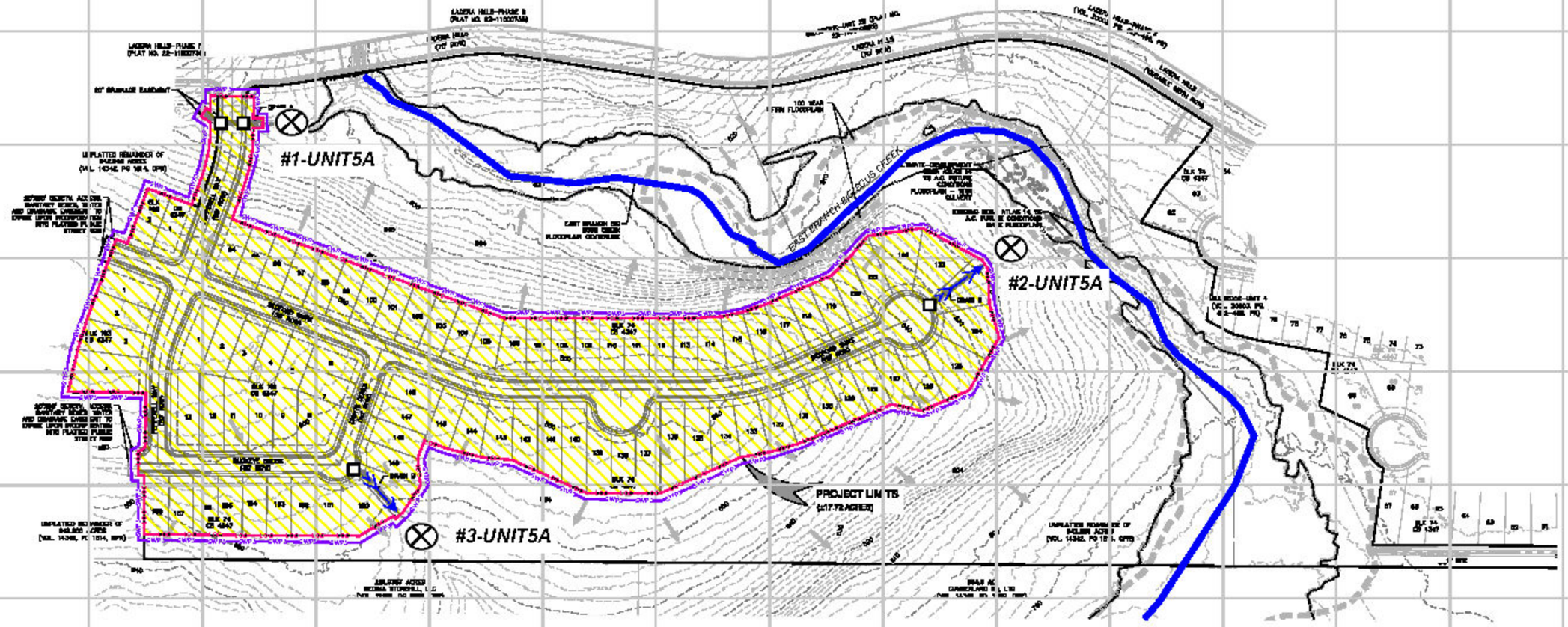
5/5/2023

PAPE-DAWSON ENGINEERS

MILLBROOK - UNIT 3A
BEXAR COUNTY, TEXAS

C8.00 - STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 23-11800740
JOB NO. 514B-78
DATE JUNE 2023
DESIGNER JP
CHECKED BAC DRAWN AR
SHEET C8.00



MILLBROOK - UNIT 5A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY: KB

SHEET 01

Construction Activity	Start Date	End Date
1. Clearing grubbing the entire site	00/00/00	00/00/00
2. Rough grade of drainage channel, lots, and street.	00/00/00	00/00/00
3. Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, comms)	00/00/00	00/00/00
4. Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
5. Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED BY THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESPECT DISTURBANCE TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF APPROPRIATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. PRIOR TO COMPLETE LAYING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PAVEMENT AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE SCHEDULED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPHANDGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS MADE, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE SPECIFIED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

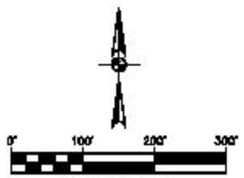
13. SHADED AREA [ ] DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE TRAILER, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

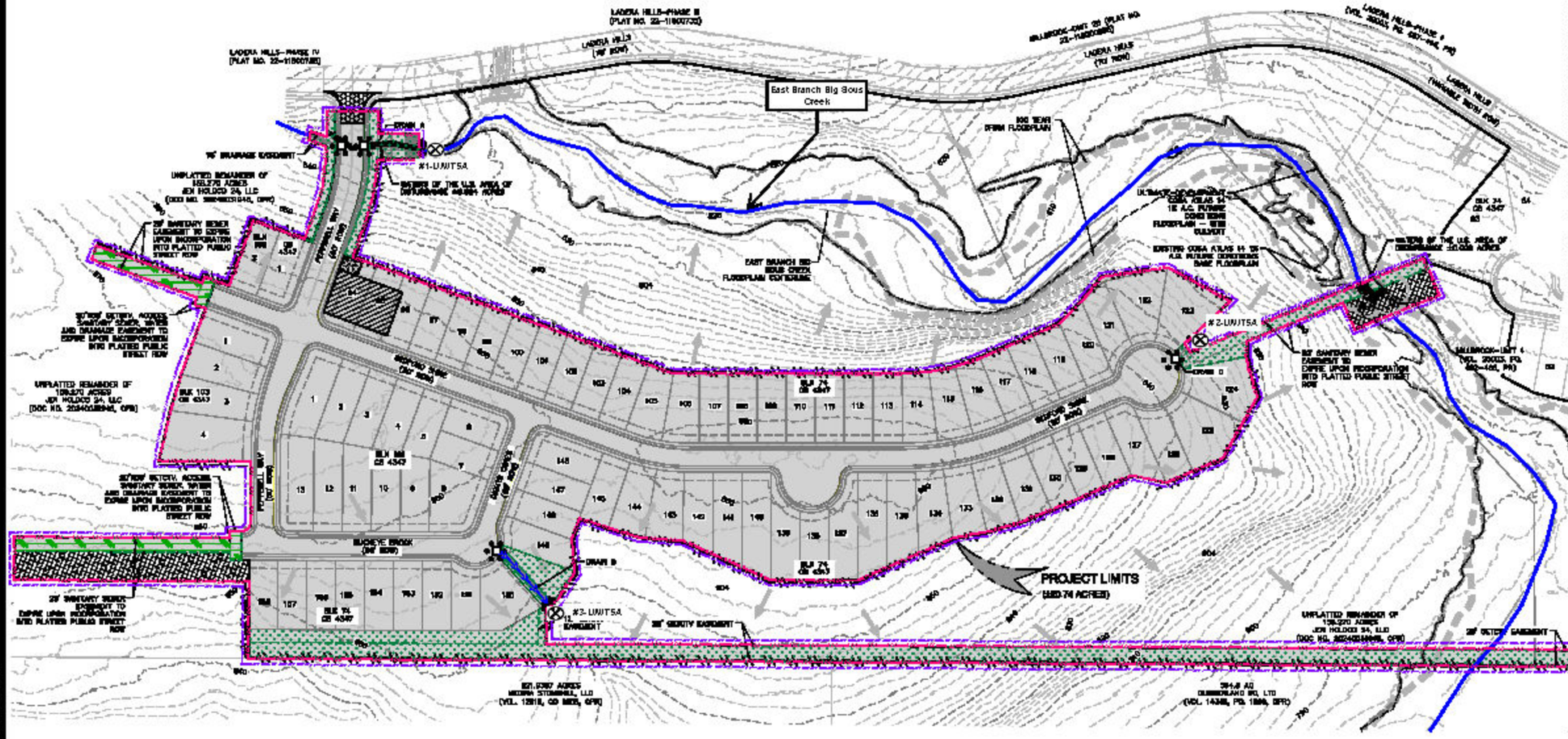
15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.



LOCATION MAP
NOT-TO-SCALE



SCALE: 1"= 100'



SWPPP LEGEND

- PROJECT LIMITS
- LOT/ EASEMENT
- EXISTING CONTOUR (878)
- PROPOSED CONTOUR (870)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAG
- CURVE INLET PROTECTION
- SEDIMENT CONTROL LOGS
- LIMITS OF DISTURBED AREA (±183.01 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE	BY/CHECKED
1.	ADDED PROJECT LIMITS, MODIFIED AREA, & AMOUNTS	04/15/2024	DM/TJ/DRC
2.	ADDED PROJECT LIMITS	05/01/2024	DM/TJ/DRC
3.	REVISED PROJECT LIMITS	05/01/2024	DM/TJ/DRC
4.	ADDED ROCK BERM	05/01/2024	DM/TJ/DRC

5/1/2024

PAPE-DAWSON ENGINEERS

TEXAS | 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 | TBPELS FIRM # 10001000 | TBPELS FIRM # 10001000

MILLBROOK - UNIT 5A
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 18-11800780
JOB NO. 5446-78
DATE MAY 2024
DESIGNER DK
CHECKED JR DRAWN AR
SHEET C8.00

Date: May 01, 2024, 2:29pm User ID: dkilmer
File: K:\SAT\5446\78\Design\Civil\Sheets\5446-78-Swpp

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, VINES, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED BY THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESPECT DISTURBANT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF APPROPRIATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PAVEMENT AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS MADE, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE SPECIFIED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

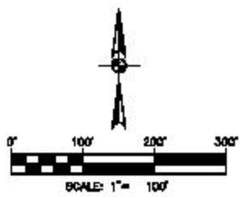
13. SHADED AREA [ ] BOUNDED LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOW BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. DPR EMBER WILL FUNCTION AS A SECONDARY OPERATION ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.



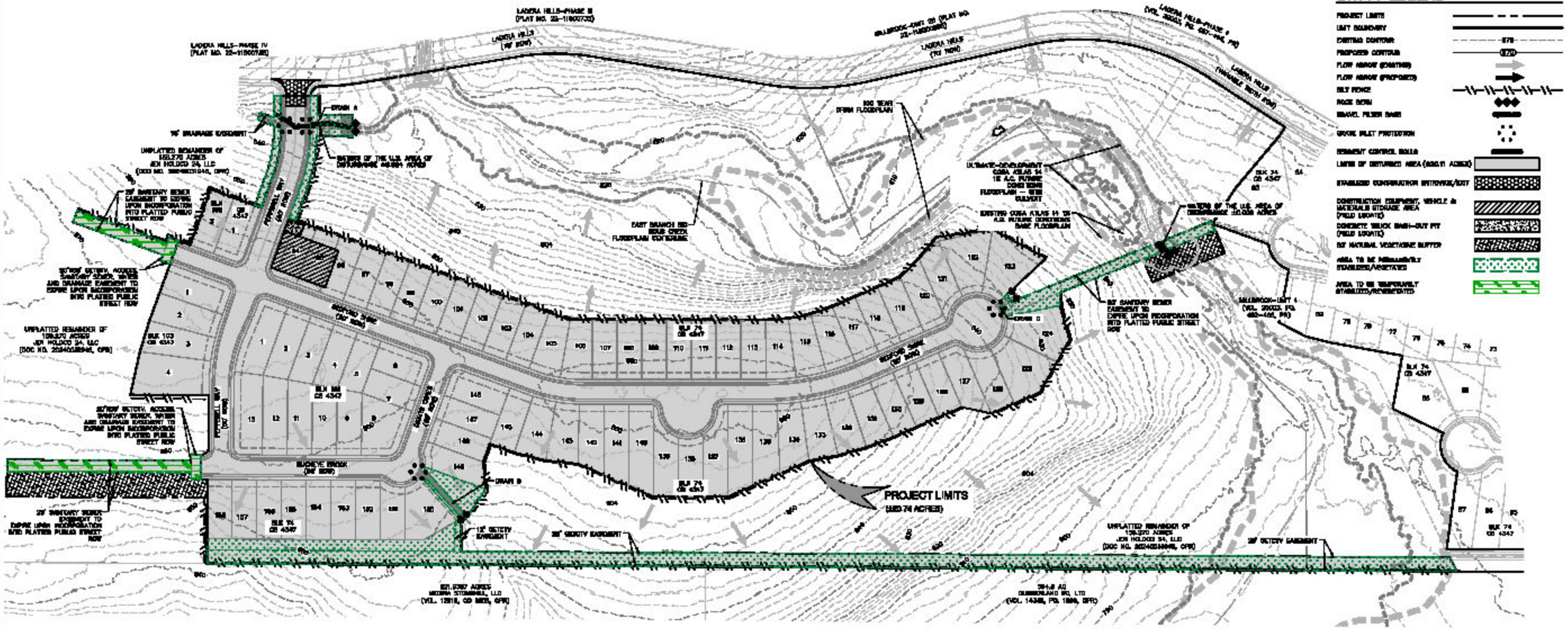
LOCATION MAP
NOT-TO-SCALE



SCALE: 1" = 100'

SWPPP LEGEND

- PROJECT LIMITS
- LOT BOUNDARY
- EXISTING CONTOUR — 878
- PROPOSED CONTOUR — 870
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAG
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±20.01 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/REVEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED


LADERA HILLS-PHASE III
(PLAT NO. 22-11800732)
LADERA HILLS-PHASE IV
(PLAT NO. 22-11800748)
LADERA HILLS
(70' ROW)
MILLBROOK-UNIT 2D (PLAT NO. 22-11800738)
LADERA HILLS
(70' ROW)
LADERA HILLS-PHASE II
(VOL. 20001, PG. 687-695, PR)
LADERA HILLS
(VARIABLE WIDTH ROW)
STORM A
75' DRAINAGE EASEMENT
UNPLATTED REMAINDER OF 165.276 ACRES JEN HOLDCO 24, LLC
(DOC NO. 20240018946, OPR)
PERCENT OF THE U.S. AREA OF DISTURBANCE 48.884 ACRES
25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW
POWELL WAY
(50' ROW)
BLK 103
CB 4347
LOT 1
BLK 100
CB 4347
100 YEAR
ATRIUM FLOODPLAIN
EAST BRANCH SID
ROSS CREEK
FLOODPLAIN CENTERLINE
ULTIMATE DEVELOPMENT
CORA ATLAS 14
1% A.C. FUTURE
CONDITIONS
FLOODPLAIN - WITH
OUTLOT
EXISTING CORA ATLAS 14 1%
A.C. FUTURE CONDITIONS
BASE FLOODPLAIN
PERCENT OF THE U.S. AREA OF DISCHARGE 20.039 ACRES
BLK 24
CB 4347
LOT 64
65
50' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW
MILLBROOK-UNIT 4
(VOL. 20003, PG. 482-485, PR)
UNPLATTED REMAINDER OF 165.276 ACRES JEN HOLDCO 24, LLC
(DOC NO. 20240018946, OPR)
BLK 103
CB 4347
LOT 3
50' SANITARY ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW
BLK 100
CB 4347
LOT 1
BUCKEYE BROOK
(50' ROW)
ROSS CREEK
(50' ROW)
BLK 74
CB 4347
LOT 118
BLK 74
CB 4347
LOT 113
BLK 74
CB 4347
LOT 114
BLK 74
CB 4347
LOT 115
BLK 74
CB 4347
LOT 116
BLK 74
CB 4347
LOT 117
BLK 74
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LOT 119
BLK 74
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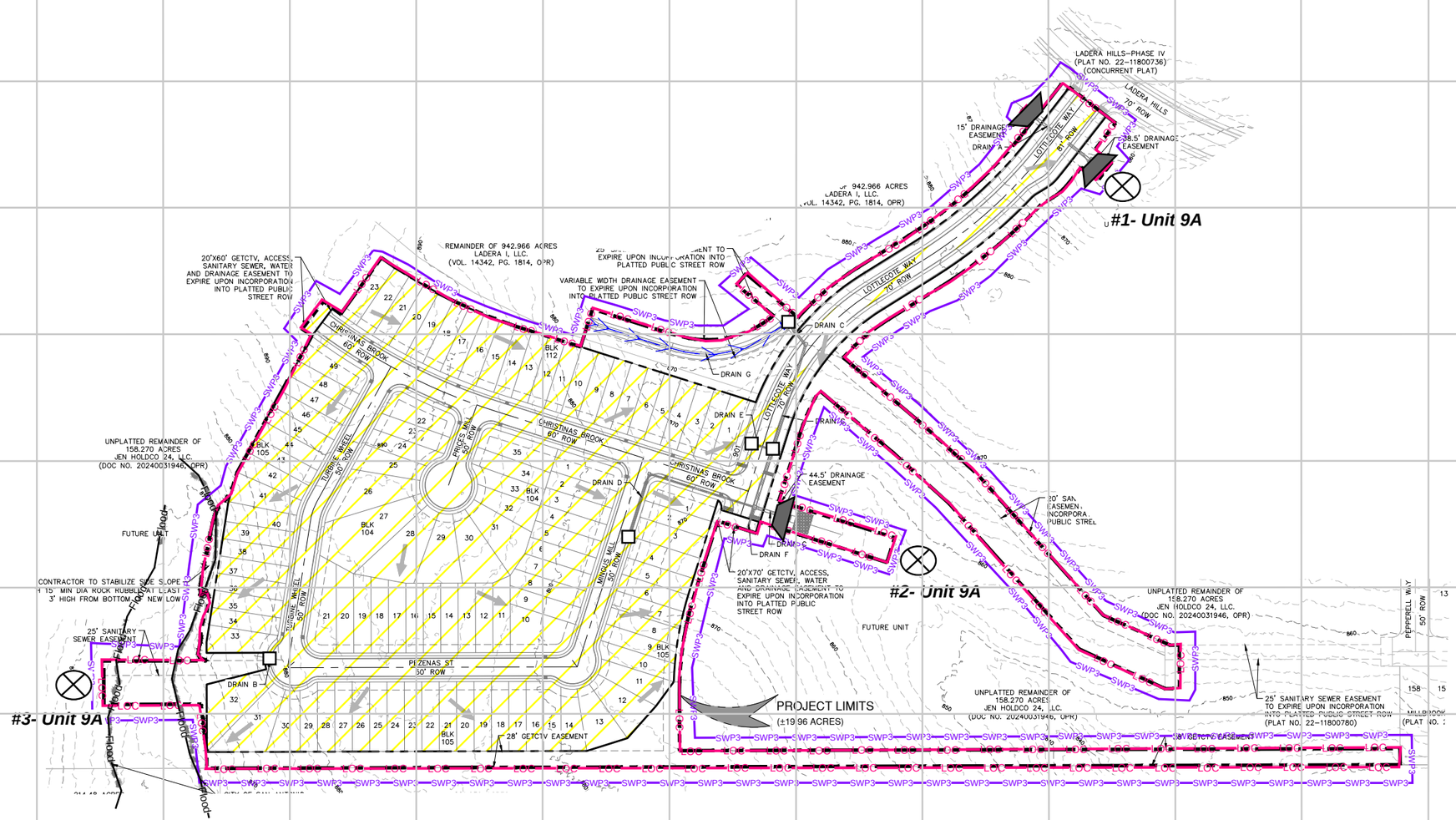
LOT 124
BLK 74
CB 4347
LOT



Construction Activity	Start Date	End Date

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

N
W E
S

MILLBROOK - UNIT 9A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY:

SHEET 00

EMG

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

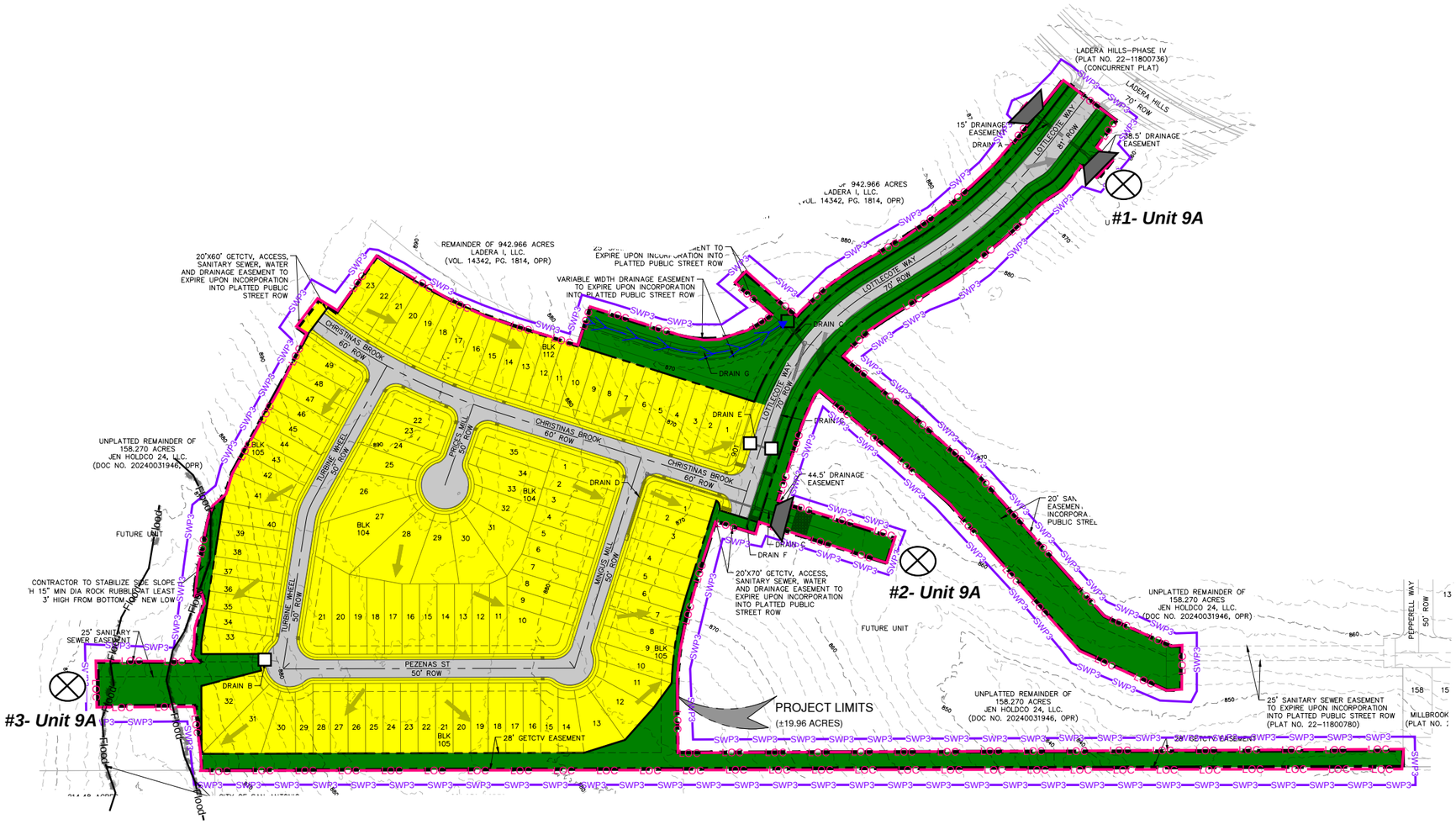
- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND



"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

N
W E
S

MILLBROOK - UNIT 9A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP STABILIZATION MAP

REV. NO.

DRAWN BY: SM

SHEET 01

EMG

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
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- PRE-CONSTRUCTION DRAINAGE
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Structural Erosion And Sediment Controls

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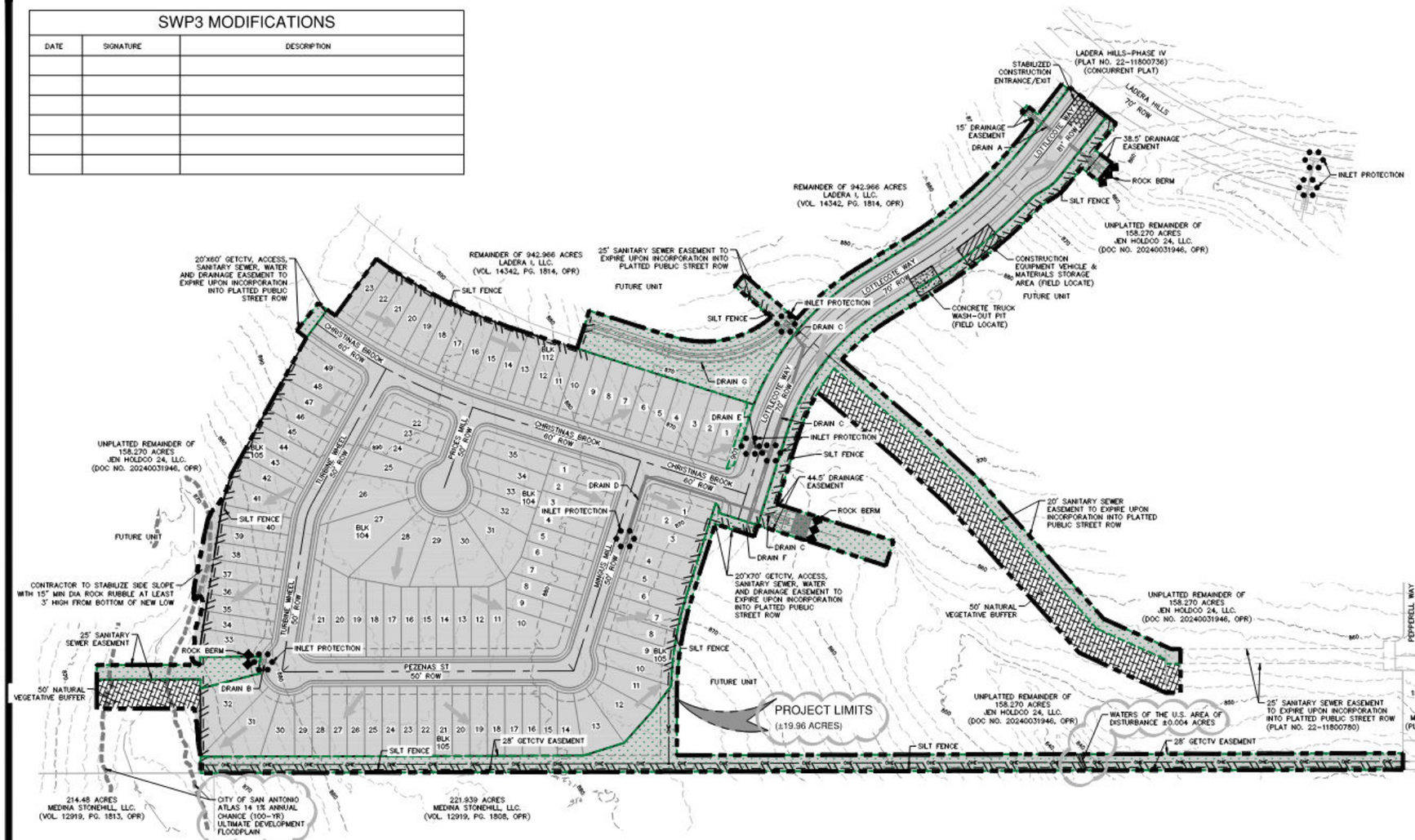
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

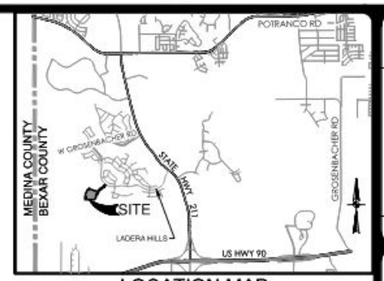
06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION





LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±18.83 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE
1	REVISED LIMITS AND ADDED PERMANENT STABILIZATION/VEGETATION	05/13/24
2	DISTURBED AREA LIMITS & DISTURBED AREA	07/16/24
3	ADDED NOTES & FLOODPLAIN	08/23/24

8/23/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 9A
BEXAR COUNTY, TEXAS
STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE AUGUST 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C8.00

Date: Aug 23, 2024, 10:58am User ID: JESSICABERRY
File: P:\6445-86\Design\Civil\SWPPP\6445-86.dwg
THIS DOCUMENT HAS BEEN PROVIDED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

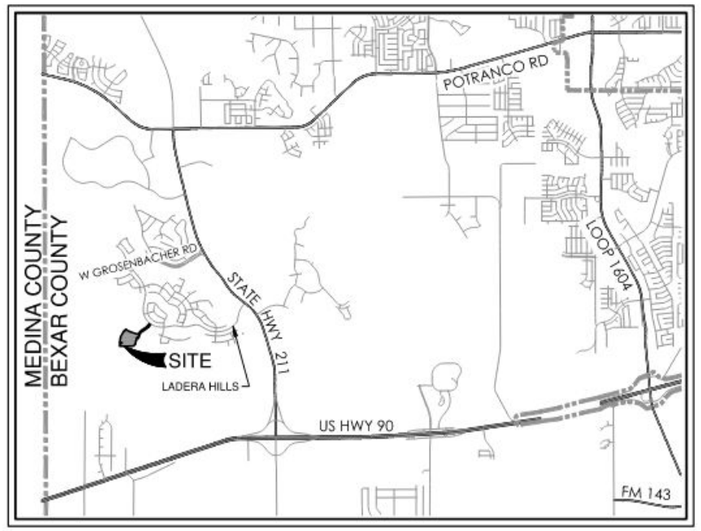
MILLBROOK - UNIT 9A

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

SHEET INDEX

Sheet Title	Sheet Description	Sheet No.
COVER SHEET		C0.00
MASTER DRAINAGE PLAN		C1.00A
TEMPORARY DRAINAGE PLAN		C1.00B
DRAIN A	PLAN AND PROFILE	C1.01
DRAIN B	PLAN AND PROFILE	C1.02
DRAIN C	PLAN AND PROFILE	C1.03
DRAIN D	PLAN AND PROFILE	C1.04
DRAIN E & F	PLAN AND PROFILE	C1.05
DRAIN G	PLAN AND PROFILE	C1.06
DRAINAGE DETAILS	(SHEET 1 OF 3)	C1.10
DRAINAGE DETAILS	(SHEET 2 OF 3)	C1.20
DRAINAGE DETAILS	(SHEET 3 OF 3)	C1.30
LOTTLECOTE WAY	PLAN AND PROFILE	C2.00
CHRISTINAS BROOK	PLAN AND PROFILE	C2.01
MINGUS MILL	PLAN AND PROFILE	C2.02
PEZENAS ST	PLAN AND PROFILE	C2.03
TURBINE WHEEL	PLAN AND PROFILE	C2.04
PRICES MILL	PLAN AND PROFILE	C2.05
STREET DETAILS	(SHEET 1 OF 2)	C2.10
STREET DETAILS	(SHEET 2 OF 2)	C2.20
OVERALL SIGNAGE PLAN		C3.00
SIGNAGE DETAILS	(SHEET 1 OF 3)	C3.10
SIGNAGE DETAILS	(SHEET 2 OF 3)	C3.20
SIGNAGE DETAILS	(SHEET 3 OF 3)	C3.30



LOCATION MAP
NOT-TO-SCALE

SHEET INDEX

Sheet Title	Sheet Description	Sheet No.
OVERALL SANITARY SEWER PLAN	(SHEET 1 OF 2)	C4.00
OVERALL SANITARY SEWER PLAN	(SHEET 2 OF 2)	C4.01
SANITARY SEWER LINE A	PLAN AND PROFILE (STA. 27+60.57 TO 34+50.00)	C4.02
SANITARY SEWER LINE A	PLAN AND PROFILE (STA. 34+50.00 TO 45+50.00)	C4.03
SANITARY SEWER LINE A	PLAN AND PROFILE (STA. 45+50.00 TO END)	C4.04
SANITARY SEWER LINE B	PLAN AND PROFILE	C4.05
SANITARY SEWER LINE C	PLAN AND PROFILE	C4.06
SANITARY SEWER LINE D	PLAN AND PROFILE	C4.07
SANITARY SEWER LINE E	PLAN AND PROFILE	C4.08
SANITARY SEWER NOTES		C4.10
SANITARY SEWER DETAILS		C4.20
OVERALL WATER DISTRIBUTION PLAN	(SHEET 1 OF 2)	C5.00
OVERALL WATER DISTRIBUTION PLAN	(SHEET 2 OF 2)	C5.01
WATER DISTRIBUTION NOTES		C5.10
WATER DISTRIBUTION DETAILS		C5.20
OVERALL UTILITY PLAN	(SHEET 1 OF 2)	C6.00
OVERALL UTILITY PLAN	(SHEET 2 OF 2)	C6.01
OVERALL GRADING PLAN		C7.00
STORMWATER POLLUTION PREVENTION PLAN		C8.00
STORMWATER POLLUTION PREVENTION PLAN	DETAILS	C8.10

PREPARED FOR:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410 SUITE 1155
SAN ANTONIO, TEXAS 78216

JANUARY 2025

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER
1/10/2025

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SEWER: UPPER MEDINA RIVER SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE# 210-403-6200 FAX#
SAWS BLOCK MAP# 066564,066566 TOTAL EDU'S 107 TOTAL ACREAGE 17.982
TOTAL LINEAR FOOTAGE OF PIPE: 3,901 LF PLAT NO. 23-11800277
NUMBER OF LOTS 107 SAWS JOB NO. 24-1518

WATER: SAWS DSP PRESSURE ZONE 1080

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
ADDRESS: 100 NE LOOP 410 SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78247
PHONE# (210) 496-2668 FAX#
SAWS BLOCK MAP# 066564,066566 TOTAL EDU'S 107 TOTAL ACREAGE 17.982
TOTAL LINEAR FOOTAGE OF PIPE: 5"-3,506 LF, 2"-234 LF PLAT NO. 23-11800277
NUMBER OF LOTS 107 SAWS JOB NO. 24-1021

SHEET C0.00

PLAT NO. 23-11800277 PD JOB NO. 6445-86 MILLBROOK - UNIT 9A

Date: Jan 10, 2025, 1:56pm User ID: gkitchens
File: P:\645\45\86\Design\Civil\CM6445-86.dwg

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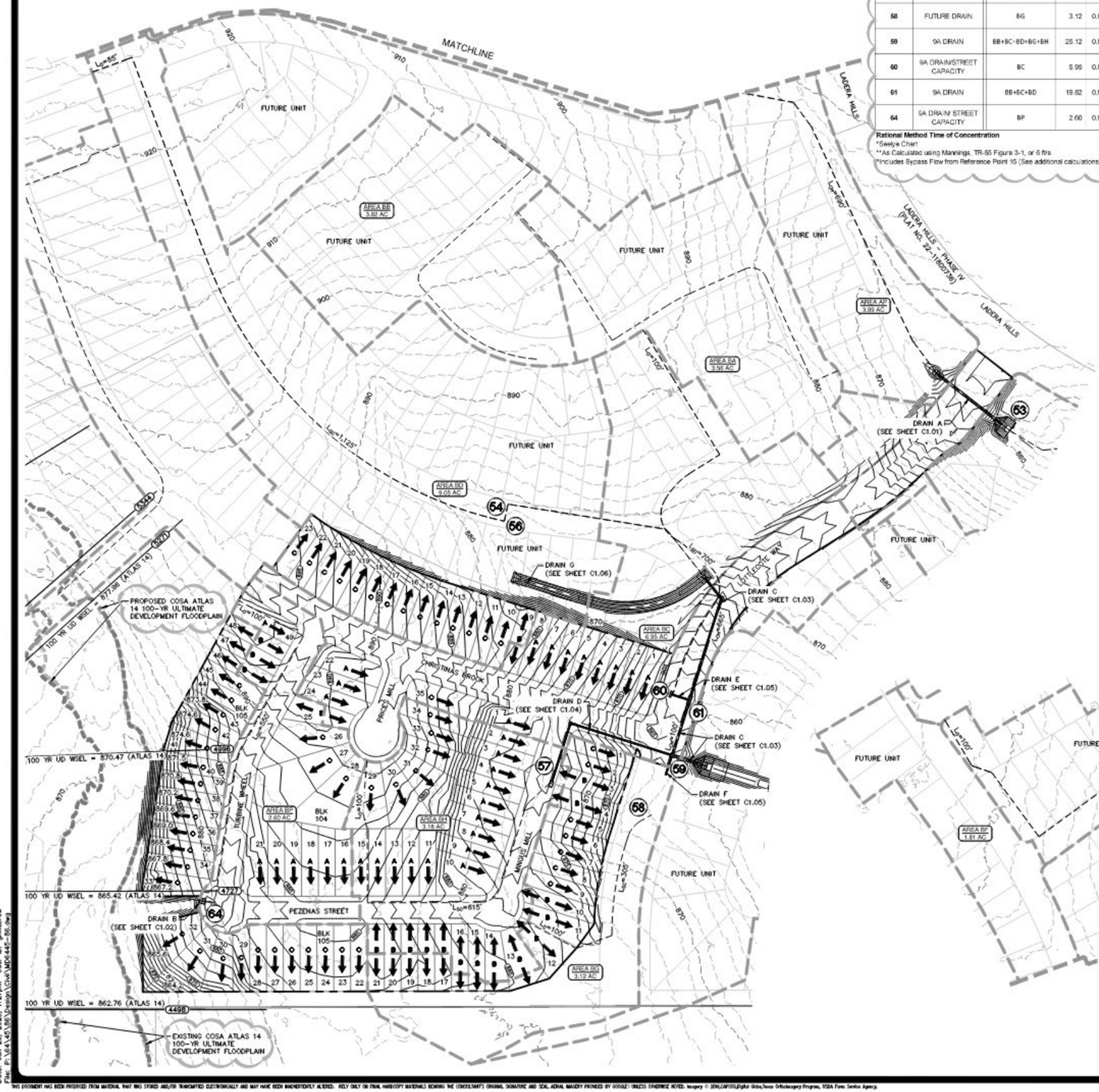
Ultimate Development/Proposed Conditions Master Drainage Plan Calculations

(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas: WATERSHED	Area (AC)	C	Total Flowrath (ft)	Overland/Sheet Flow*: L_O (FT)	S_O (SF)	T_O* (MIN)	Shallow Concentrated Flow**: L_{SC} (FT)	Condition***	Slope (SF)	V_{SC} (FPS)	T_{SC}** (MIN)	Channelized Flow**: L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)	T_C Error	Rational Method Q=CIA IDF Curve: COSA_A14_PA4: Return Year	Intensity (in/hr)	Q (cfs)
53	LOTTLECOTE WAY CULVERT	AP+BA+BE+BF+BI	28.61	0.72	2,450	100	0.015	12	1,660	P	0.015	2.5	11.1	690	6.0	1.9		25	5	4.04	77.4
																		25	25	5.53	105.0
																		25	100	6.86	131.4
54	FUTURE DRAIN/ STREET CAPACITY	BD	9.05	0.80	1,198	70	0.015	11	1,128	P	0.043	4.2	4.5	-	-	-		15	5	5.24	37.9
																		15	25	7.24	52.4
																		15	100	9.03	65.4
56	FUTURE DRAIN	BB+BD	12.87	0.80	1,198	70	0.015	11	1,128	P	0.043	4.2	4.5	-	-	-		15	5	5.24	54.0
																		15	25	7.24	74.5
																		15	100	9.03	93.0
57	9A DRAIN/STREET CAPACITY	BH	3.18	0.80	715	100	0.020	12	615	P	0.022	3.0	3.4		-	-		15	5	5.24	13.3
																		15	25	7.24	18.4
																		15	100	9.03	23.0
58	FUTURE DRAIN	BG	3.12	0.80	405	100	0.015	12	305	P	0.050	4.5	1.1	-	-	-		13	5	5.61	14.0
																		13	25	7.82	19.5
																		13	100	9.78	24.4
59	9A DRAIN	BB+BC+BD+BG+BH	25.12	0.80	1,963	70	0.015	11	1,128	P	0.043	4.2	4.5	766	13.2	1.0		16	5	5.08	105.7
																		16	25	6.99	140.1
																		16	100	8.71	182.0
60	9A DRAIN/STREET CAPACITY	BC	5.96	0.80	800	100	0.015	12	700	P	0.046	4.4	2.7	-	-	-		14	5	5.42	30.1
																		14	25	7.53	41.9
																		14	100	9.39	52.2
61	9A DRAIN	BB+BC+BD	19.82	0.80	1,883	70	0.015	11	1,128	P	0.043	4.2	4.5	666	13.5	0.8		16	5	5.08	80.2
																		16	25	6.99	110.8
																		16	100	8.71	138.1
64	9A DRAIN/ STREET CAPACITY	BP	2.60	0.80	660	100	0.017	12	550	P	0.025	3.2	2.9		-	-		14	5	5.42	11.3
																		14	25	7.53	15.7
																		14	100	9.39	19.5

Rational Method Time of Concentration
*Seelye Chart
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 ft/s
***Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Figure 3-1***
S: For Streets: n = 0.015, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps





LOCATION MAP

NOT-TO-SCALE

0' 100' 200' 300'

SCALE: 1" = 100'

LEGEND:

- PROJECT LIMITS
- 890 EXISTING 10' CONTOUR
- PROPOSED DRAINAGE AREAS
- EXISTING DRAINAGE AREAS
- DRAINAGE FLOW ARROW
- 300' LENGTH OF FLOW
- B LOT GRADING TYPE
- (1) DRAINAGE CALCULATION POINT
- PRE-PROJECT ATLAS 14 1% A.C. EXISTING CONDITIONS FLOODPLAIN
- PROPOSED ATLAS 14 1% A.C. FUTURE CONDITIONS FLOODPLAIN
- 868.0 MINIMUM FINISHED FLOOR ELEVATION

NO.	REVISION	DATE
1.	REVISED CALCS, ADDED TFES, PROPOSED CONTOURS, & TP	by /09/2025

1/20/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A

BEXAR COUNTY, TEXAS

MASTER DRAINAGE PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JANUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.00A

Date: Jan 20, 2025, 1:27pm User ID: gMatthew
File: P:\6445-86\Design\Civil\MDP\6445-86.dwg

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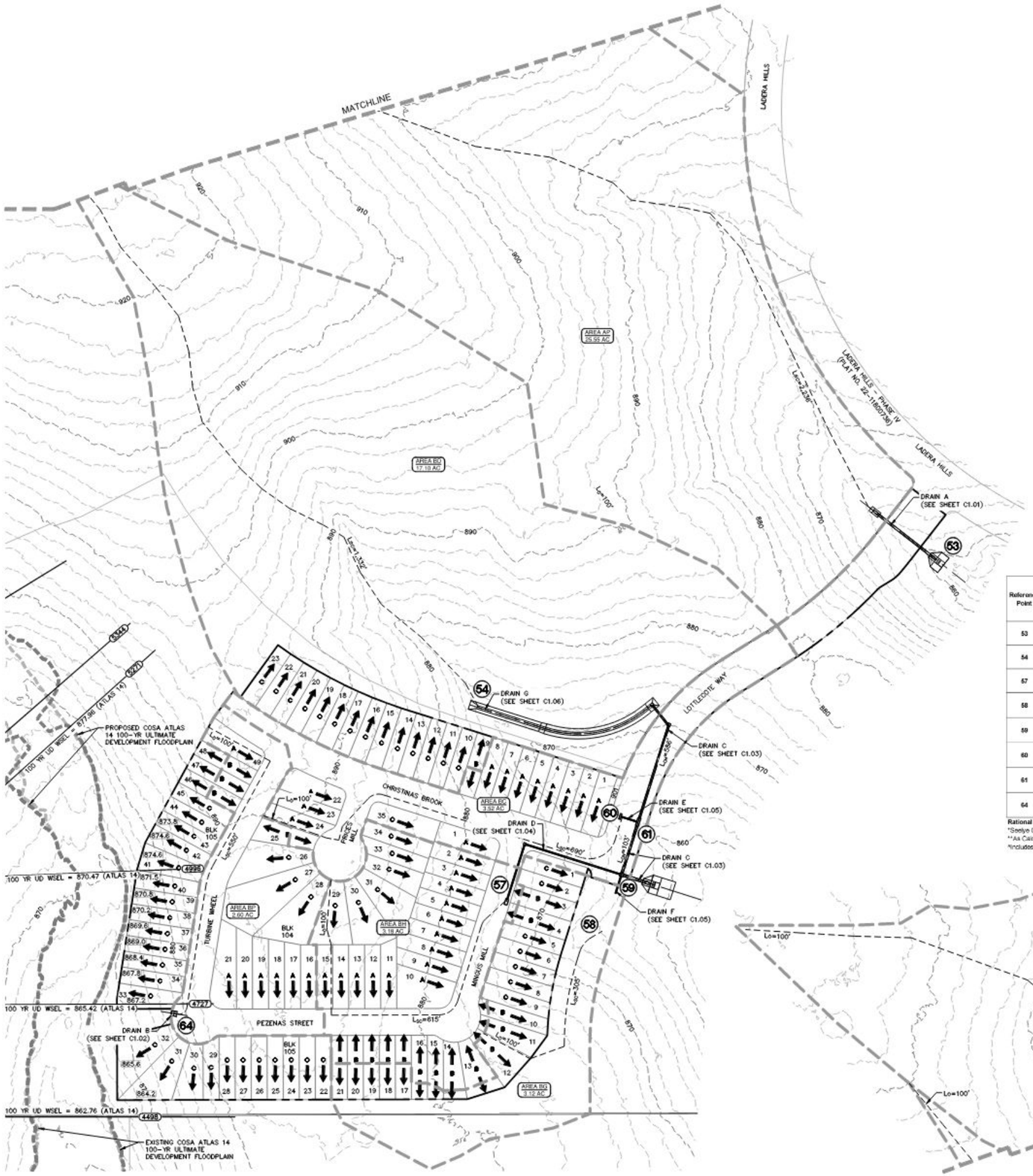
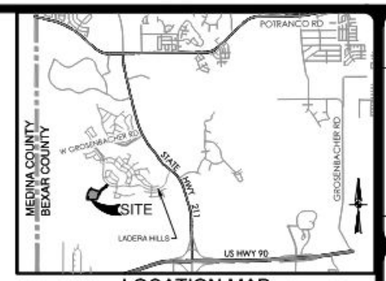


LEGEND:

- PROJECT LIMITS
- 890 EXISTING 10' CONTOUR
- PROPOSED DRAINAGE AREAS
- EXISTING DRAINAGE AREAS
- DRAINAGE FLOW ARROW
- 300' LENGTH OF FLOW
- B LOT GRADING TYPE
- (1) DRAINAGE CALCULATION POINT
- PRE-PROJECT ATLAS 14 1% A.C. EXISTING CONDITIONS FLOODPLAIN
- PROPOSED ATLAS 14 1% A.C. FUTURE CONDITIONS FLOODPLAIN
- 868.0 MINIMUM FINISHED FLOOR ELEVATION



LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

Temporary Master Drainage Plan Calculations
(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas #	Area (Ac)	C	Total Length (ft)	Overland/Sheet Flow* L_o (FT)	n_o (S=0)	T_o* (MIN)	Shallow Concentrated Flow** L_{sc} (FT)	Condition***	Slope (FT/FT)	V_{sc} (FPS)	T_{sc}** (MIN)	Channelized Flow** L_{ch} (FT)	V_{ch} (FPS)	T_{ch}** (MIN)	$T_{c\ min}$	Rational Method Q=CIA IDF Curve: COSA_A14_P44 Return Year	Intensity (in/hr)	Q (cfs)
53	LOTTLECOTE WAY CULVERT	AP	25.55	0.55	2,336	100	0.009	14	2,236	U	0.032	2.9	12.9				-	25	5	3.95	55.6
																		25	25	5.42	76.2
																		25	100	6.73	94.6
54	INTERCEPTOR CHANNEL G	BD	17.10	0.57	1,432	100	0.032	11	1,332	U	0.040	3.2	6.9				-	17	5	4.91	47.9
																		17	25	6.78	65.9
																		17	100	8.42	82.1
57	9A DRAIN/STREET CAPACITY	BH	3.18	0.80	715	100	0.020	12	615	P	0.022	3.0	3.4				-	15	5	5.24	13.3
																		15	25	7.24	18.4
																		15	100	9.03	23.0
58	FUTURE DRAIN	BG	3.12	0.80	405	100	0.015	12	305	P	0.050	4.5	1.1				-	13	5	5.61	14.0
																		13	25	7.82	19.5
																		13	100	9.75	24.4
59	9A DRAIN	BC+BD+BG+BH	25.92	0.65	1,921	100	0.032	11	1,132	U	0.040	3.2	5.8	689	7.5	1.5		18	5	4.76	83.6
																		18	25	6.59	115.5
																		18	100	8.16	143.6
60	9A DRAIN/STREET CAPACITY	BC	3.62	0.80	790	100	0.017	12	690	P	0.038	4.0	2.9				-	14	5	5.42	15.3
																		14	25	7.53	21.2
																		14	100	9.39	26.4
61	9A DRAIN	BC+BD	20.62	0.61	1,818	100	0.032	11	1,132	U	0.040	3.2	5.8	686	6.8	1.4		18	5	4.76	59.8
																		18	25	6.59	82.4
																		18	100	8.16	102.5
64	9A DRAIN/STREET CAPACITY	BF	2.60	0.60	650	100	0.017	12	550	P	0.025	3.2	2.9				-	14	5	5.42	11.3
																		14	25	7.53	15.7
																		14	100	9.39	19.5

Rational Method Time of Concentration
*Seelye Chart
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 fps
***Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Figure 3-1***
S: For Streets: n = 0.016, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps

NO.	REVISION	DATE

1/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

TEMPORARY DRAINAGE PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JANUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.00B

Date: Jan 10, 2025, 9:20am User ID: gkitterow
File: P:\6445-86\Design\Civil\TEMP MDP\6445-86.dwg

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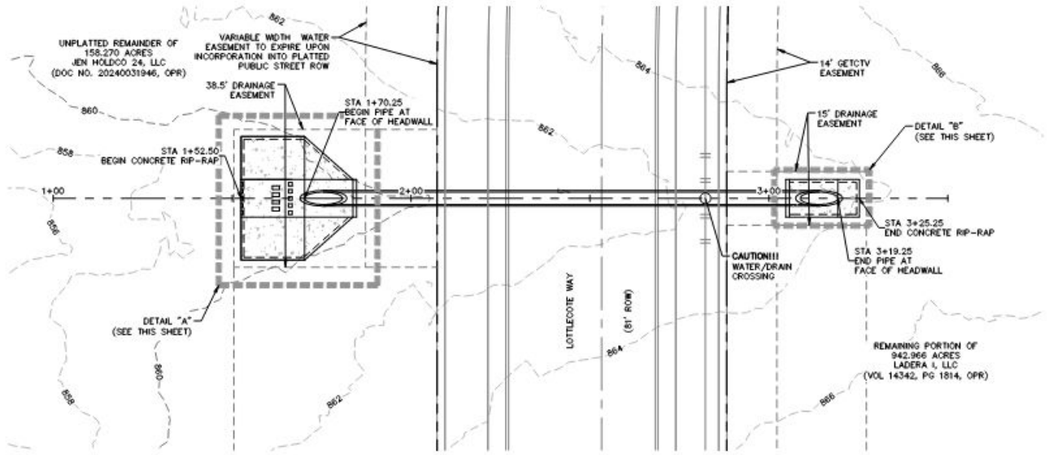
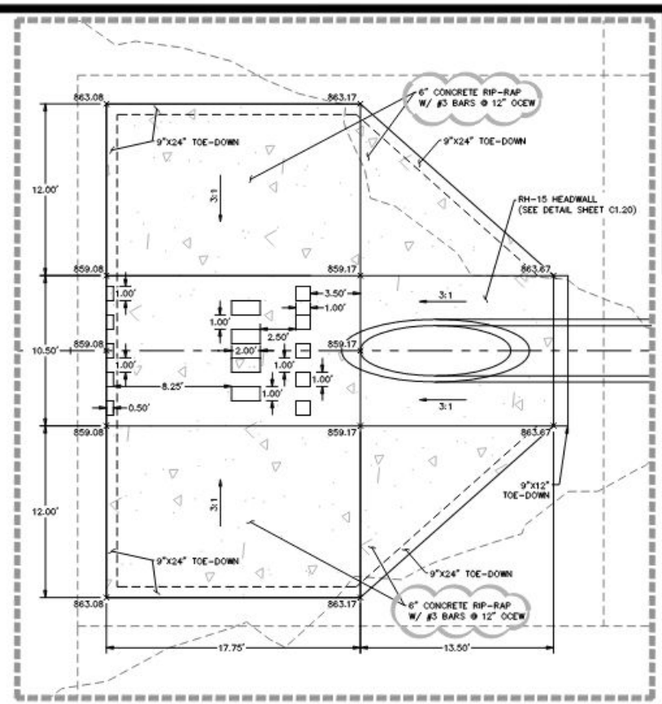
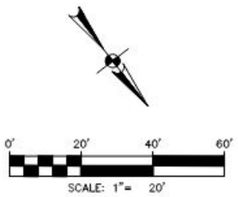






LOCATION MAP
NOT-TO-SCALE

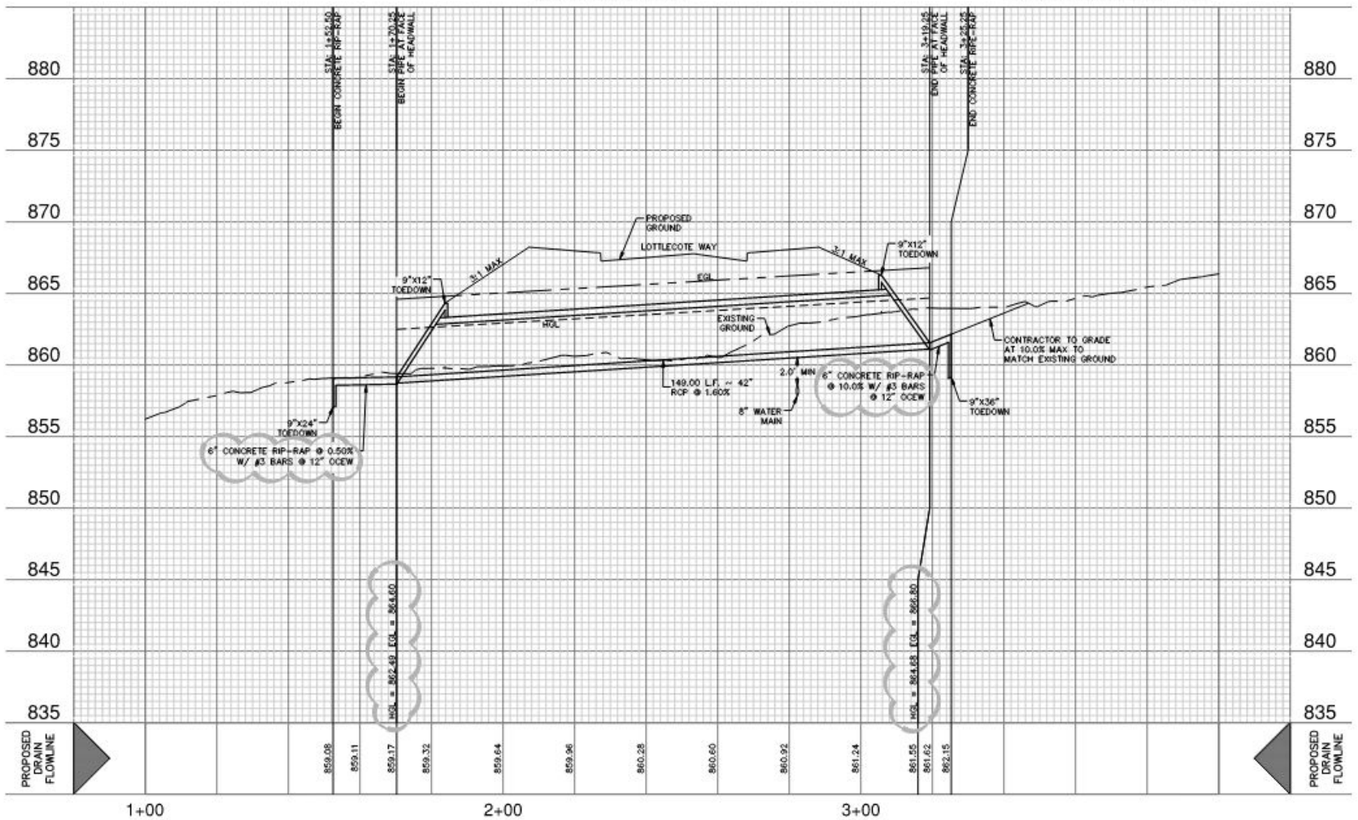


DRAINAGE LEGEND

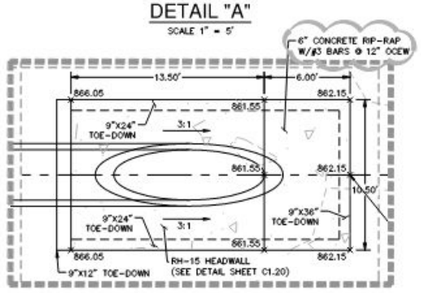
PROJECT LIMITS	
EXISTING CONTOUR	690
PROPOSED WATER	W
PROPOSED SEWER	SS
EXISTING WATER	W
EXISTING SEWER	SS
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN	

DRAIN A
STA. 1+52.50 TO END

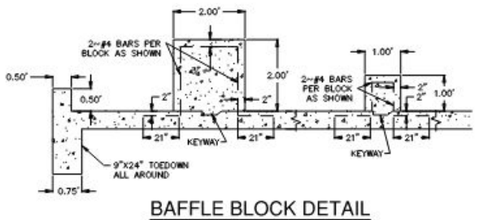
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



DETAIL "A"
SCALE 1" = 5'



DETAIL "B"
SCALE 1" = 5'



BAFFLE BLOCK DETAIL
NOT-TO-SCALE

1 - 42" RCP
HYDRAULIC CALCULATION
STA 1+70.25 TO 3+19.25

Qa = 106.0 CFS
n = 0.013
S = 1.60%
Sf = 1.11%
dn = 3.32'
Vn = 11.25 FPS
τ = 0.41 LB/FT^2 (AFTER OUTFALL)
RC = B, C, D

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE
1.	REVISED LABELS, CALCS, WSEL, & ESL	01/10/25

1/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN A
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JANUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.01

Date: Jan 10, 2025, 9:47am User ID: gMatthew
File: P:\6445-86\Design\Civil\6445-86-dwg
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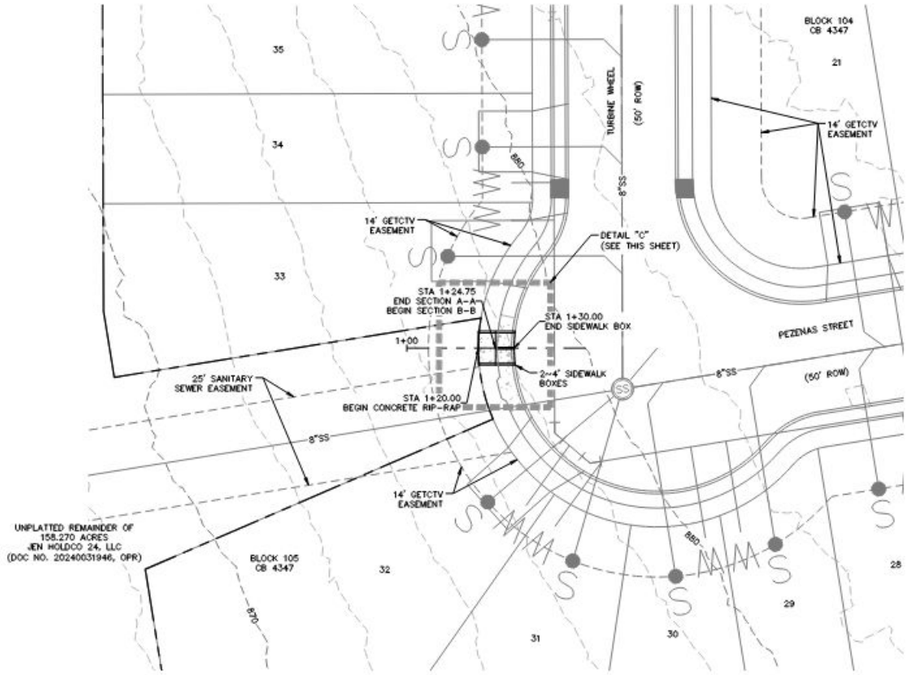
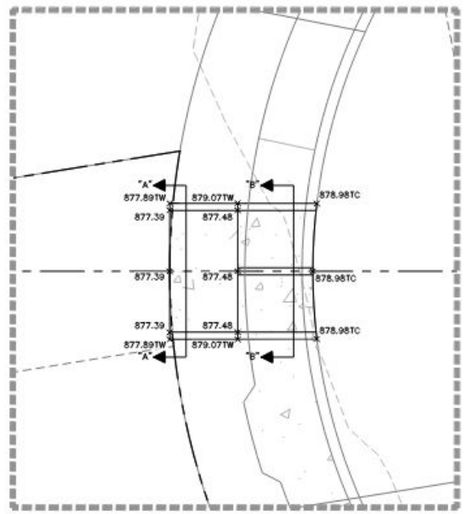




DETAIL "C"
SCALE 1" = 5'

HYDRAULIC CALCULATIONS – SIDEWALK BOX

TOTAL Q_{25} = 15.7 CFS

Q_{25} = 15.7 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.53), h = 0.53, g = 32.2, c = 0.70

$L = \frac{15.7 \text{ CFS}}{(0.70)\ (0.53)\sqrt{2}\ (32.2)\ (0.53)}$

L = 7.24 FT USE 2 ~ 4 FT SIDEWALK BOXES

CHECK WITH WEIR FORMULA

$h = \frac{Q}{(CL)} = \left(\frac{15.7}{(3.087)\ (8)}\right)^{2/3} = 0.74$ FT.

h = 0.74 < 0.79 OK



LOCATION MAP
NOT-TO-SCALE

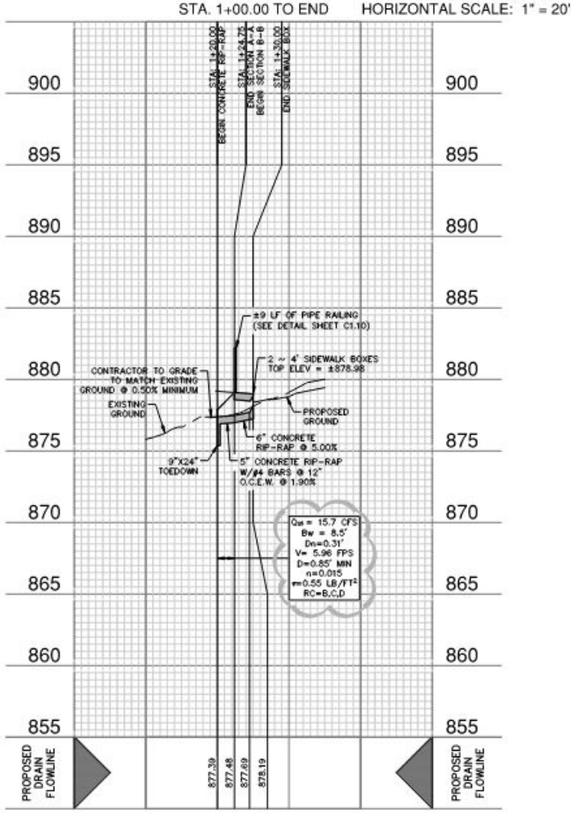
SCALE: 1"= 20'
0' 20' 40' 60'

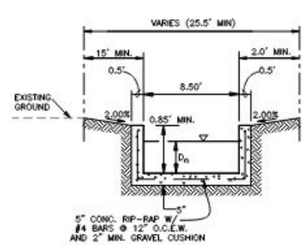
DRAINAGE LEGEND

PROJECT LIMITS	
EXISTING CONTOUR	690
PROPOSED WATER	W
PROPOSED SEWER	SS
EXISTING WATER	W
EXISTING SEWER	SS
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN	

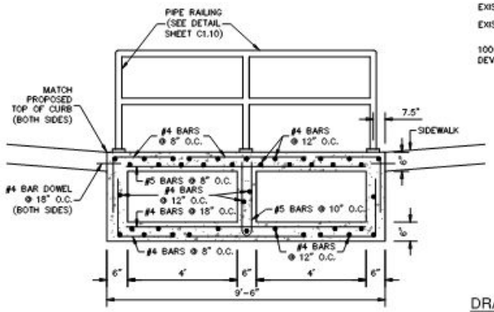
DRAIN B
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

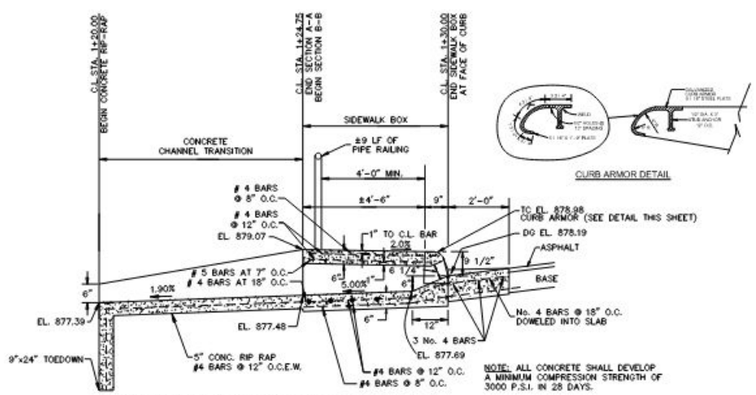




SECTION "A-A"
STA:1+20.00 TO 1+24.75
NOT-TO-SCALE



SECTION "B-B"
STA:1+24.75 TO 1+30.00
NOT-TO-SCALE



SIDEWALK BOX DETAIL SECTION
NOT-TO-SCALE

CURB ARMOR DETAIL

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE
1.	REVISED CALCS	09/26/25

2/11/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN B
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE FEBRUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.02

Date: Feb 11, 2025, 2:14pm User ID: GKBarrow
File: P:\6445-86\Design\Civil\6445-86 Dwg

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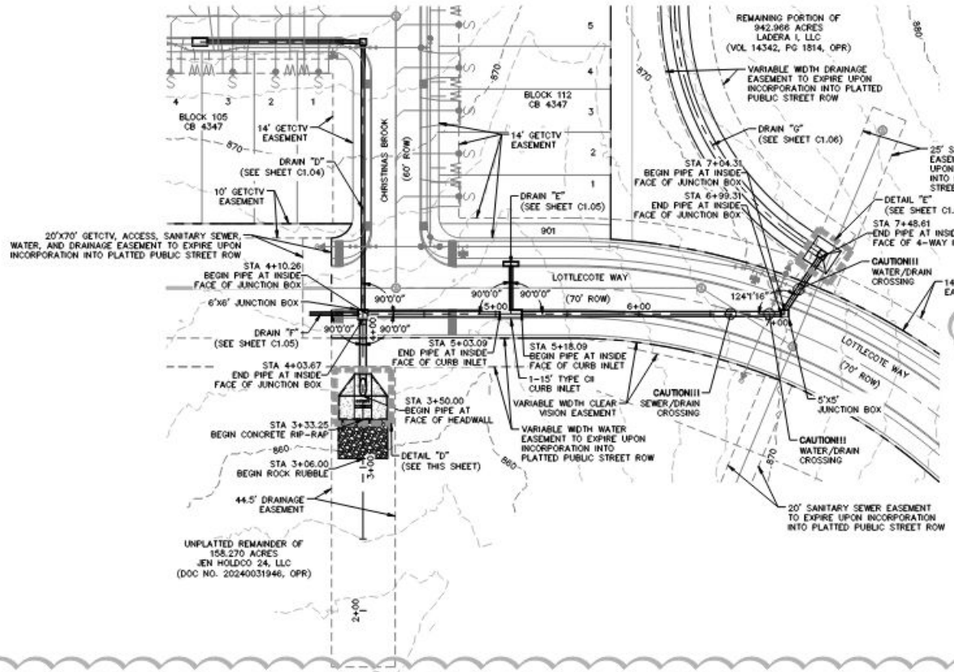
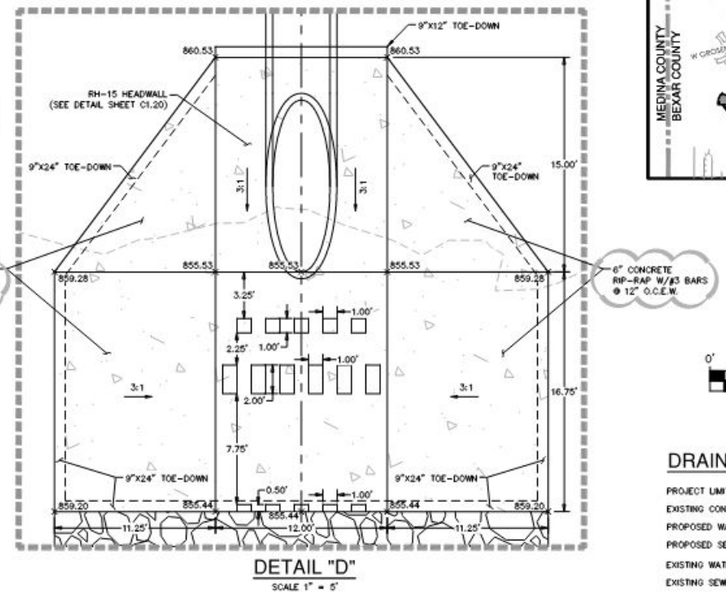




DETAIL "D"
SCALE 1" = 5'



LOCATION MAP
NOT-TO-SCALE

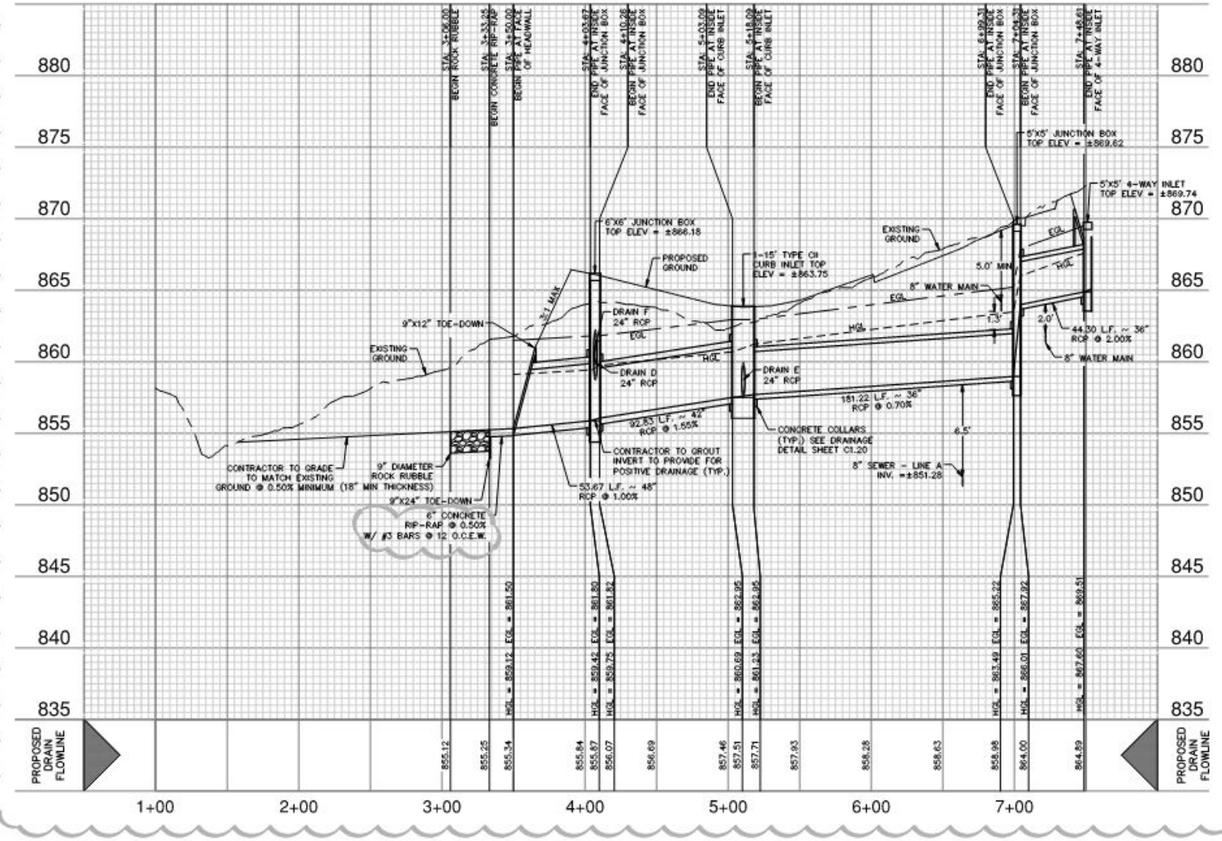
SCALE: 1"= 50'
0' 50' 100' 150'

DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR 690
- PROPOSED WATER W
- PROPOSED SEWER SS
- EXISTING WATER W
- EXISTING SEWER SS
- 100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN

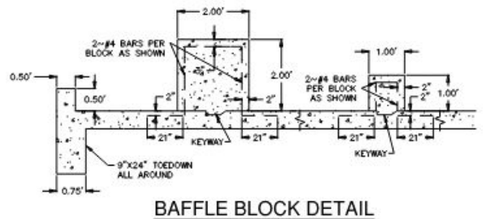
DRAIN C
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



HYDRAULIC CALCULATIONS-5'X5' 4-WAY INLET

Q_{25} = 65.9 CFS
Q = CA (2gH) ^ ½
C = 0.70
g = 32.2
A = 25 SF
H = 0.5'
Q = 99.30 CFS
USE 5'X5' 4-WAY INLET



BAFFLE BLOCK DETAIL
NOT-TO-SCALE

1 - 48" RCP HYDRAULIC CALCULATION STA 3+50.00 TO 4+03.67

Q_{25} = 146.1 CFS
n = 0.013
S = 1.00%
Sf = 1.04%
dn = 3.35'
Vn = 13.01 FPS
τ = 0.47 LB/FT² (AFTER OUTFALL)
RC = B, C, D

1 - 36" RCP HYDRAULIC CALCULATION STA 5+18.09 TO 6+99.31

Q_{25} = 74.5 CFS
n = 0.013
S = 0.70%
Sf = 1.25%
dn = 3.00'
Vn = 10.54 FPS

1 - 42" RCP HYDRAULIC CALCULATION STA 4+10.26 TO 5+03.09

Q_{25} = 110.8 CFS
n = 0.013
S = 1.55%
Sf = 1.21%
dn = 3.50'
Vn = 11.52 FPS

1 - 36" RCP HYDRAULIC CALCULATION STA 7+04.31 TO 7+48.61

Q_{25} = 74.5 CFS
n = 0.013
S = 2.00%
Sf = 1.25%
dn = 2.01'
Vn = 14.79 FPS

DRAINAGE & GRADING NOTES:

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CAUTION!!

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NO.	REVISION	DATE
1.	REVISED PROFILE, PIPE LENGTHS, CALCS, LABELS	01/10/25

2/11/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN C
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE FEBRUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.03

Date: Feb 11, 2025, 1:13pm User ID: GWebster
File: P:\6445\86\Design\Civil\6445-86.dwg

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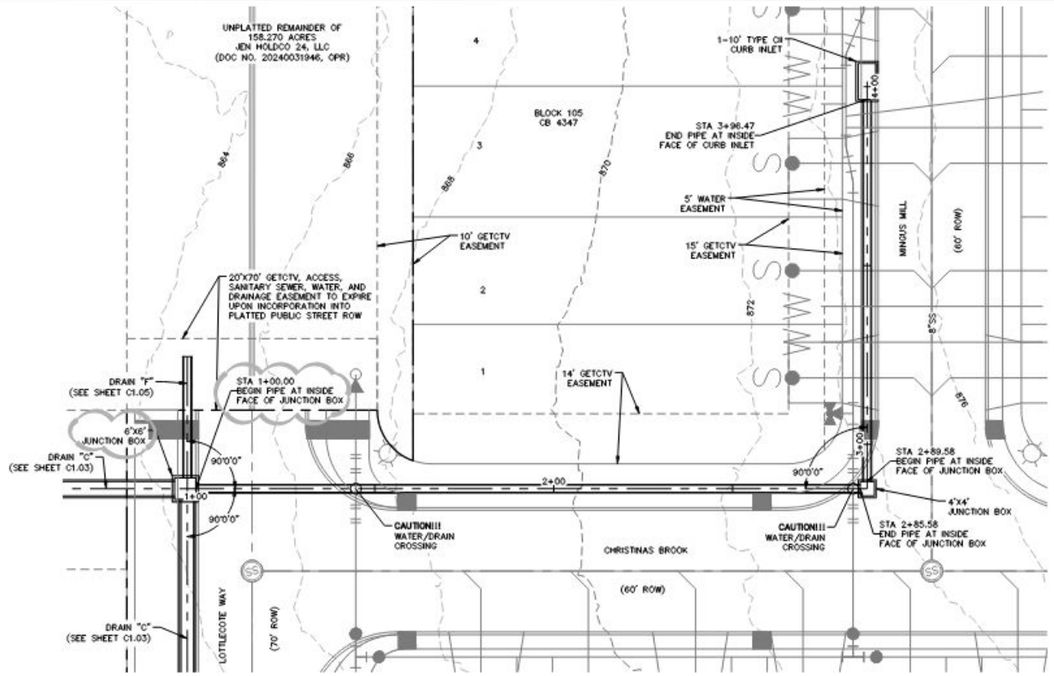


1 - 24" RCP
HYDRAULIC CALCULATION
STA 1+00.00 TO 2+85.58

Q∞ = 18.4 CFS
n = 0.013
S = 4.50%
Sf = 0.66%
dn = 2.00'
Vn = 5.86 FPS

1 - 24" RCP
HYDRAULIC CALCULATION
STA 2+89.58 TO 3+96.47

Q∞ = 18.4 CFS
n = 0.013
S = 2.00%
Sf = 0.66%
dn = 1.59'
Vn = 6.88 FPS

HYDRAULIC CALCULATIONS–DRAIN "D"

TOTAL Q_{25} = 18.4 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.50, g = 32.2, c = 0.70

$L = \frac{18.4 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.50)}$

L = 8.91 FT USE 1 ~ 10 FT CURB INLET

CHECK WITH WEIR FORMULA

$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{18.4}{(3.087)\ (10)}\right)^{2/3} = 0.71$ FT.

h = 0.71 < 0.79 OK



LOCATION MAP
NOT-TO-SCALE

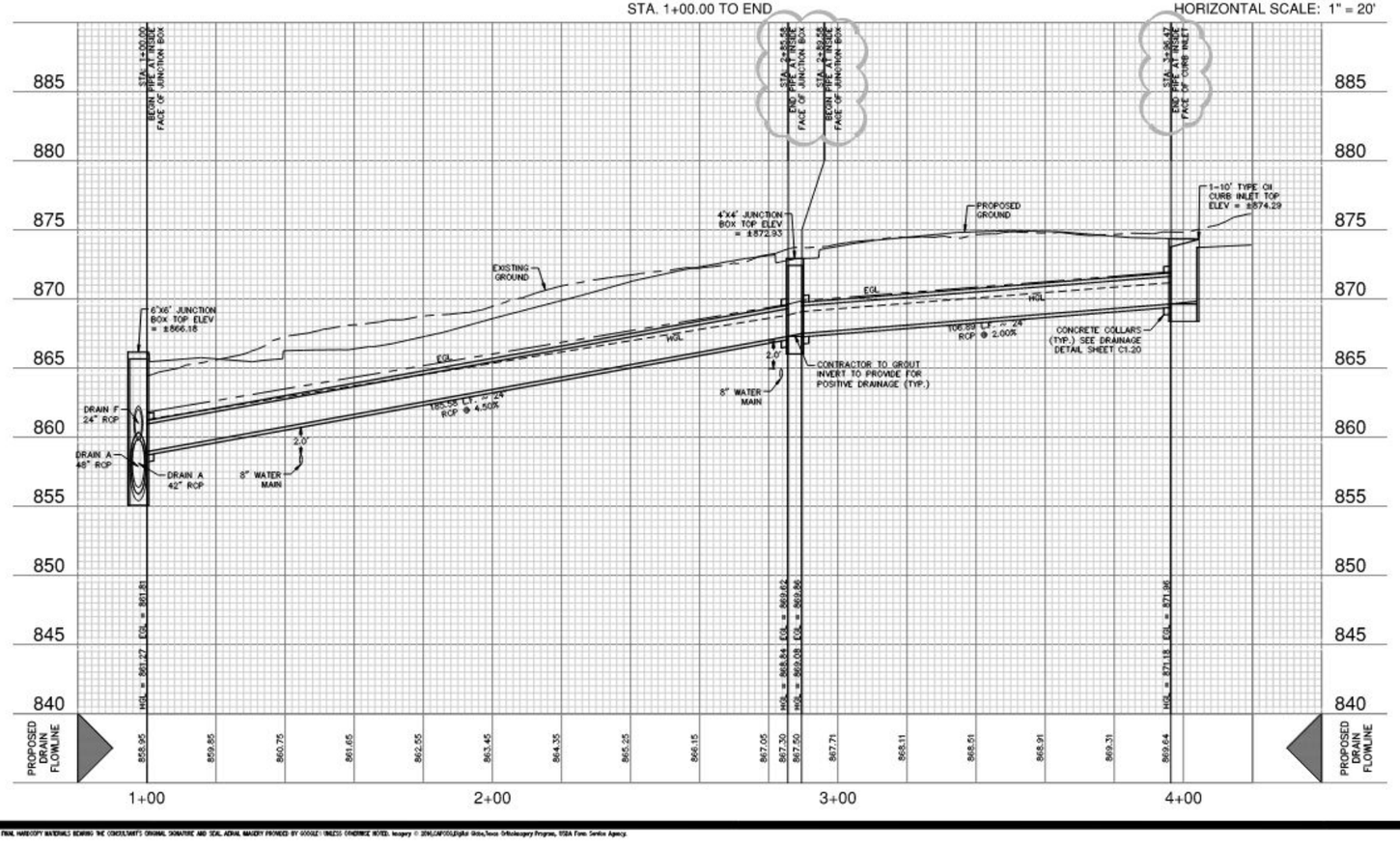
SCALE: 1"= 20'
0' 20' 40' 60'

DRAINAGE LEGEND

PROJECT LIMITS
EXISTING CONTOUR 690
PROPOSED WATER W
PROPOSED SEWER SS
EXISTING WATER W
EXISTING SEWER SS
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN

DRAIN D
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



DRAINAGE & GRADING NOTES:

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7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

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CAUTION!!

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NO.	REVISION	DATE
1.	REVISED PROFILE/AB SIZE	01/10/25
2.	REVISED STATIONING	02/14/25

2/14/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN D
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE FEBRUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.04

Date: Feb 14, 2025, 4:07pm User ID: jandrigues
File: P:\6445\86\Design\Civil\6445-86.dwg

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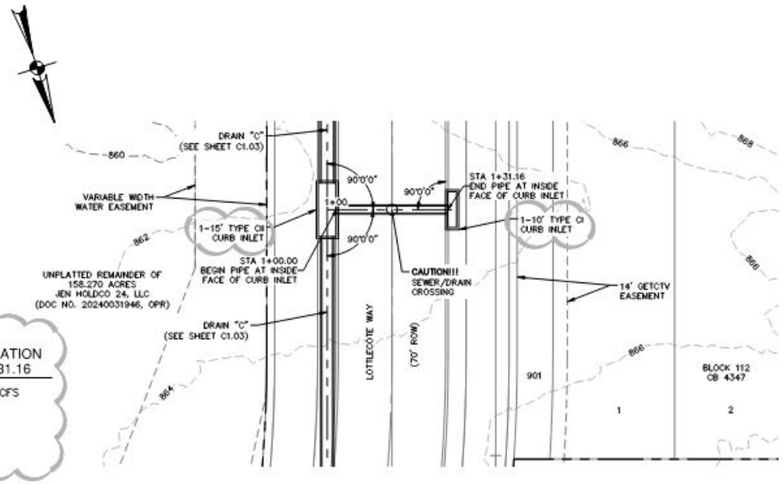
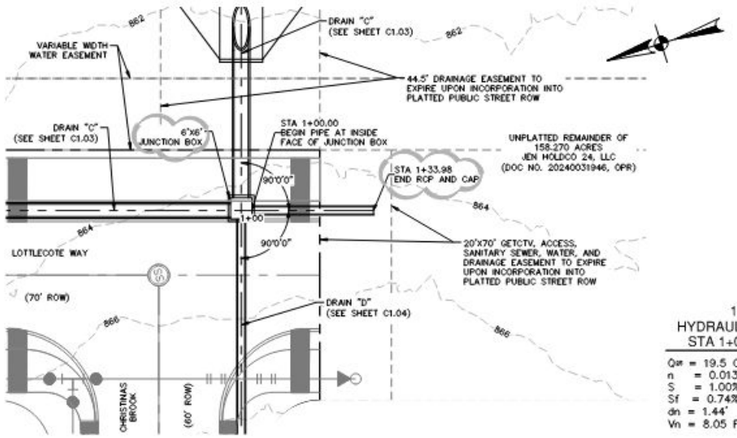


1 - 24" RCP
HYDRAULIC CALCULATION
STA 1+00.00 TO 1+31.16

$Q_{25} = 41.9 \times \frac{10}{25} = 16.76$ CFS
n = 0.013
S = 0.60%
Sf = 0.55%
dn = 2.00'
Vn = 5.34 FPS



1 - 24" RCP
HYDRAULIC CALCULATION
STA 1+00.00 TO 1+34.48

Q_{25} = 19.5 CFS
n = 0.013
S = 1.00%
Sf = 0.74%
dn = 1.44'
Vn = 8.05 FPS

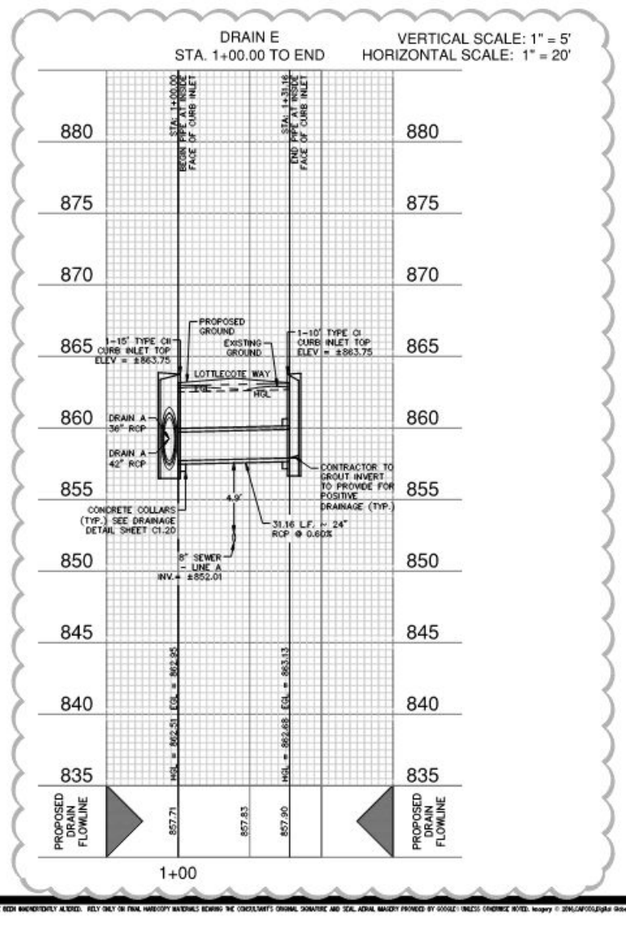


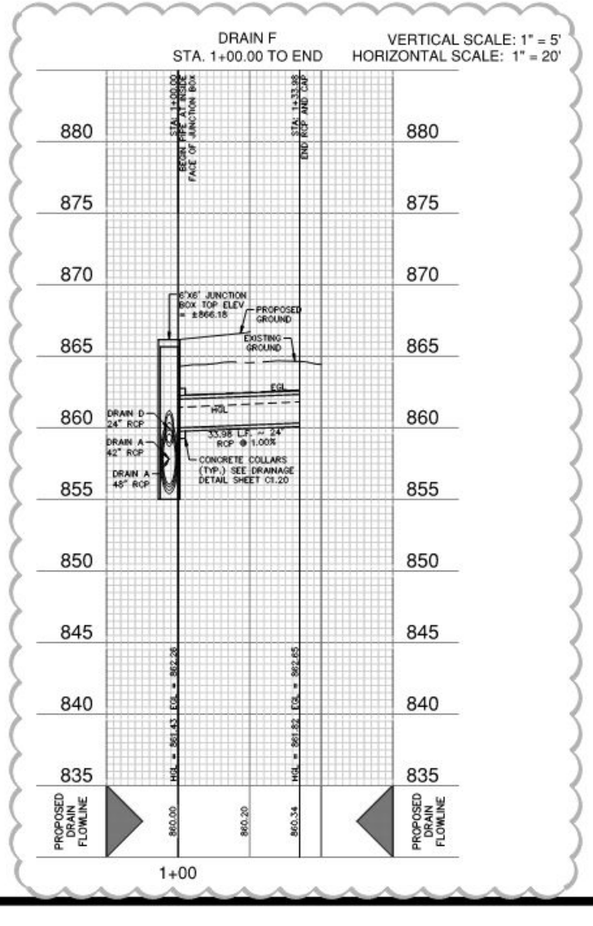
LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 20'
0' 20' 40' 60'

DRAINAGE LEGEND

PROJECT LIMITS
EXISTING CONTOUR 690
PROPOSED WATER W
PROPOSED SEWER SS
EXISTING WATER W
EXISTING SEWER SS
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN





HYDRAULIC CALCULATIONS-DRAIN "E"
TOTAL Q_{25} = 41.9 CFS

Q_{25} = 41.9 CFS
$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)
A = L(0.52), h = 0.50, g = 32.2, c = 0.70

$$L = \frac{41.9 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 20.29 FT USE 1 ~ 10 FT CURB INLET & 1 ~ 15 FT CURB INLET

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{41.9}{(3.087)\ (25)}\right)^{2/3} = 0.67 \text{ FT.}$$

h = 0.67 < 0.79 OK

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE
1.	REVISED PROFILES, CALCS, & LABELS	01/10/25

1/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN E & F
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JANUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.05

Date: Jan 10, 2025, 1:06pm User ID: gallabrew
File: P:\6445\86\Design\Civil\SHEETS\6445-86.dwg
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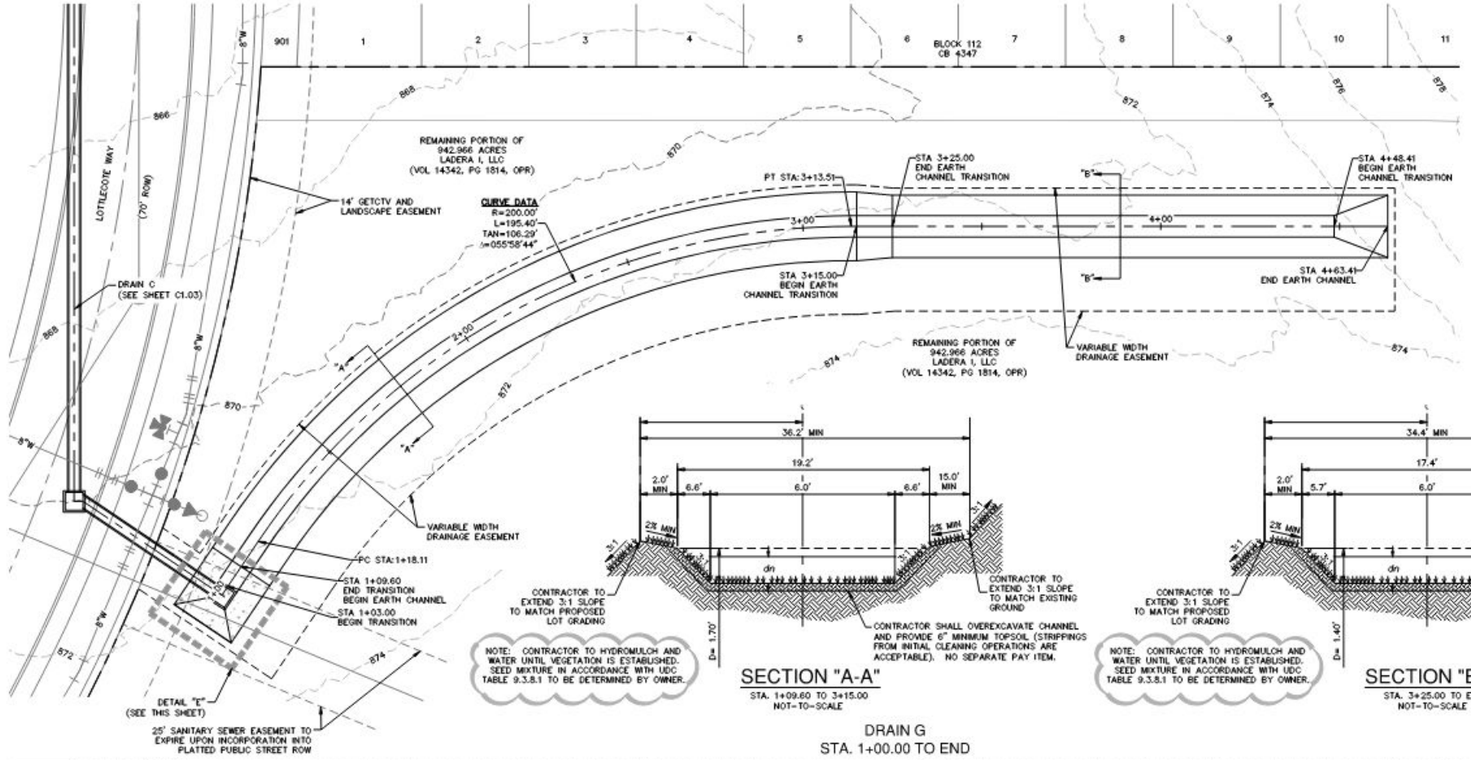
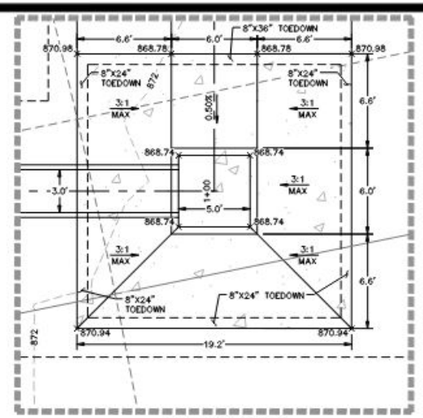






LOCATION MAP
NOT-TO-SCALE

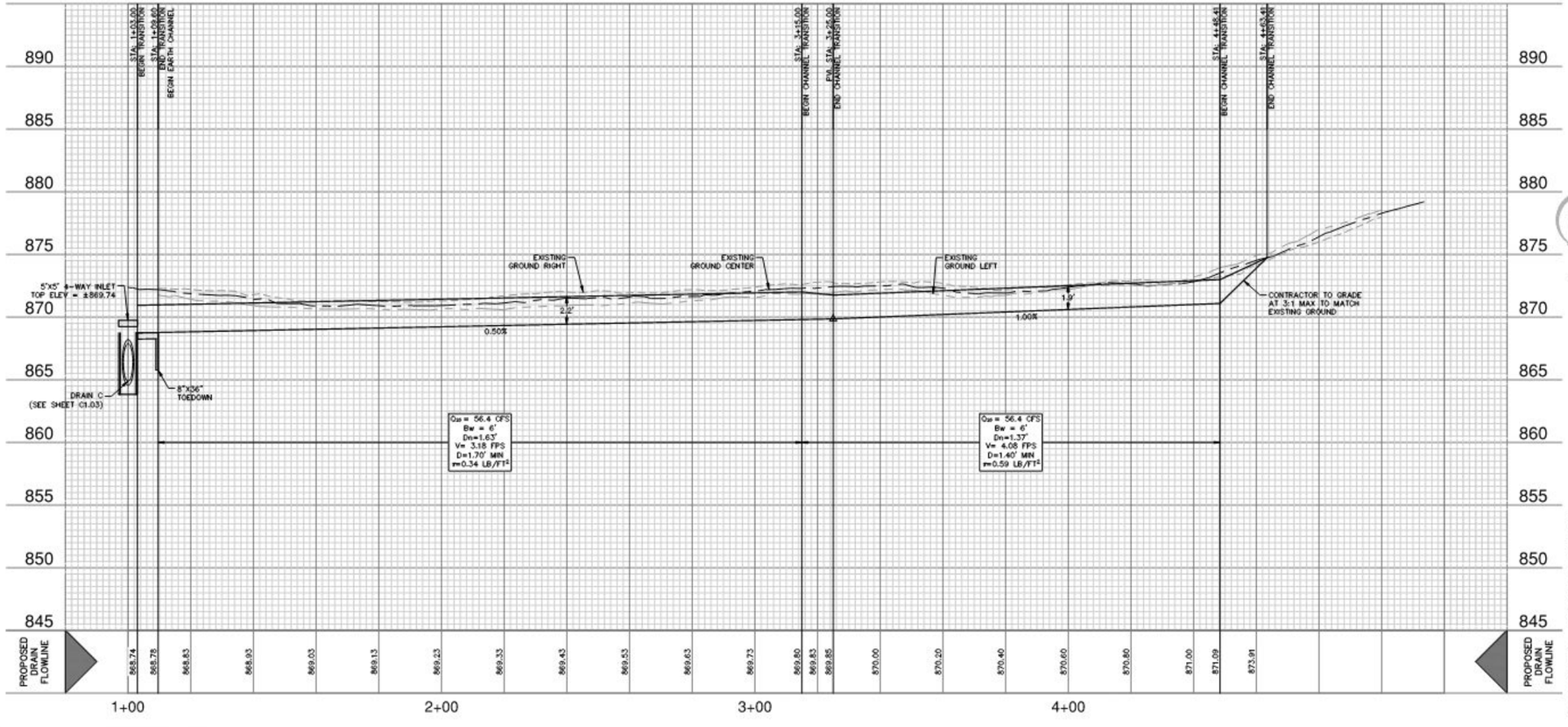
SCALE: 1"= 20'
0' 20' 40' 60'

SECTION "A-A"
STA. 1+09.60 TO 3+15.00
NOT-TO-SCALE

SECTION "B-B"
STA. 3+25.00 TO END
NOT-TO-SCALE

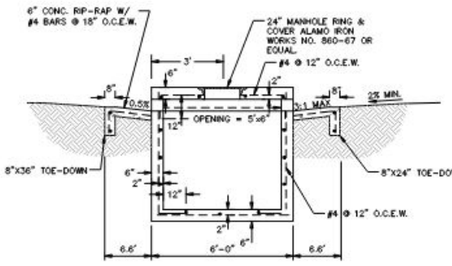
DRAIN G
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



DRAINAGE LEGEND

PROJECT LIMITS	
EXISTING CONTOUR	690
PROPOSED WATER	W
PROPOSED SEWER	SS
EXISTING WATER	W
EXISTING SEWER	SS
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN	



TYPICAL 4-WAY INLET DETAIL
NOT-TO-SCALE

OPEN EARTHEN CHANNEL NOTE

CONTRACTOR SHALL REFERENCE TABLE 9.3.8.1 – "RETARDATION CLASS FOR LINING MATERIALS" PROVIDED ON SHEET C1.30 AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.

DRAINAGE & GRADING NOTES:

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7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

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CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE
1.	REVISED LABELS	12/16/2024

12/16/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

DRAIN G
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE DECEMBER 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C1.06

Date: Dec 16, 2024, 4:53pm User ID: gilbrew
File: P:\6445\06\08\Design\Civil\SHEETS\6445-86.dwg
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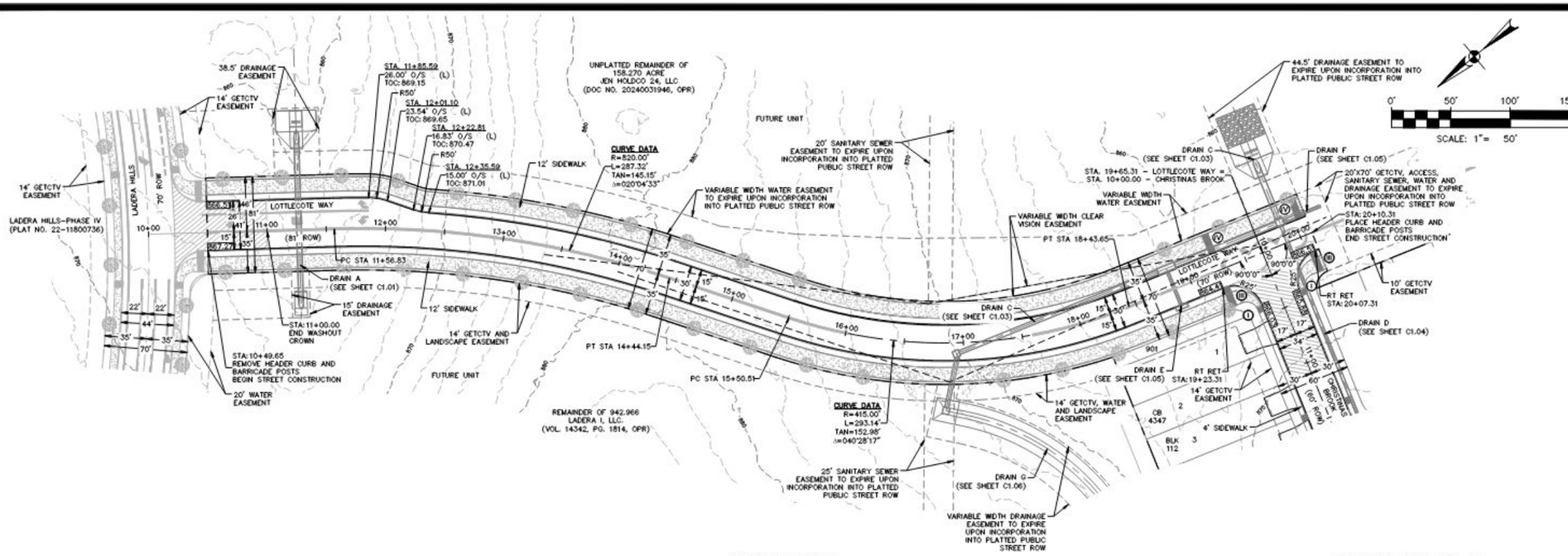
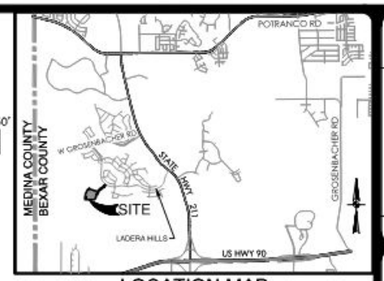




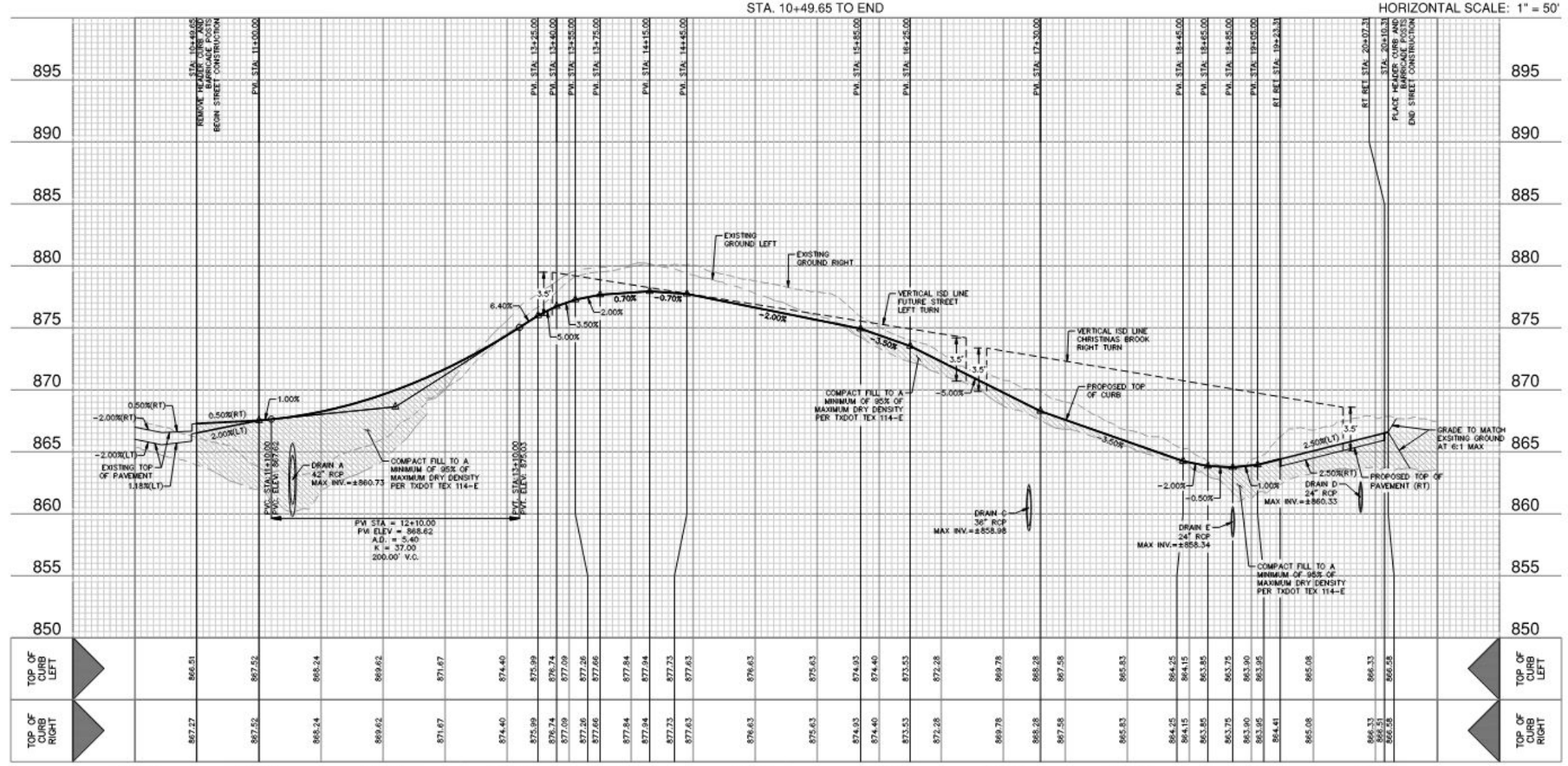
LOCATION MAP
NOT-TO-SCALE

STREET LEGEND

- PROJECT LIMITS
- WHEELCHAIR RAMP
- POINT OF CURVATURE (PC)
- POINT OF TANGENCY (PT)
- RETURN (RET)
- TOP OF CURB SPOT ELEVATION (878.56)
- WASHOUT CROWN SECTION
- PROPOSED SIDEWALK [SW] (HOMEBUILDER'S RESPONSIBILITY)
- PROPOSED CONCRETE SIDEWALK [SW] (CONTRACTOR'S RESPONSIBILITY)
- DRIVEWAY

LOTTLECOTE WAY
STA. 10+49.65 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



NEW TREE PLANTING DETAIL

STREETSCAPE TREE PLANTING NOTES:

LARGE TREES (PER UDC) TO BE PLANTED EVERY 50 FEET PER DETAIL.

1. SPECIES OF TREES TO BE DETERMINED BY DEVELOPER'S PROJECT LANDSCAPE ARCHITECT TO CONFORM WITH THE STREETSCAPE PLANTING STANDARDS.
2. DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET TREES FOR A MINIMUM OF 3 YEARS.
3. ALL LANDSCAPING SHALL COMPLY WITH THE CLEAR VISION AREAS DEFINED BY THE LATEST VERSION OF AASHTO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS."
4. TYPES OF TREES AND SPACING ARE BASED ON UNDERGROUND ELECTRIC. IF OVERHEAD ELECTRIC IS REQUIRED BY CPS, PLANS WILL BE REVISED TO REFLECT CHANGES IN SIZE, TYPE, AND SPACING OF TREES, PER THE UDC.

STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (0)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE
1.	REVISED PROFILE/STREETSCAPE	06/13/2024
2.	AND REMOVED INTERSECTION	
3.	RELOCATED STREETSCAPE TREES	09/19/2024
4.	REVISED PROFILE AND LABELS	10/14/2024
5.	REVISED PROFILE VIEW	12/26/2024
6.	REVISED STRIPING	02/14/2025

2/14/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

LOTTLECOTE WAY
PLAN AND PROFILE

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE FEBRUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C2.00

Date: Feb 14, 2025, 1:41pm User ID: arodriguez
File: P:\6445-86\Design\Civil\ST-LOTTLECOTE WAY.dwg

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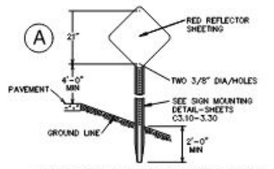
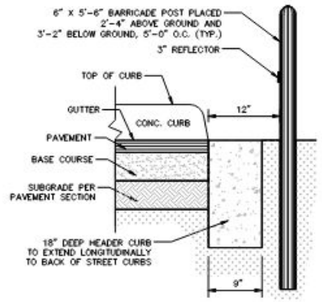


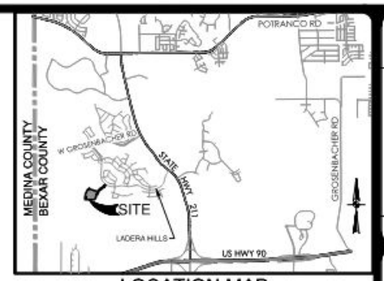
UNITS MOUNTED ON 0.080" THICK SHEET ALUMINUM CONFORMING WITH ASTM B-209 ALLOY 6061-T6.

TYPE 4 OM4-3
18" x 18"

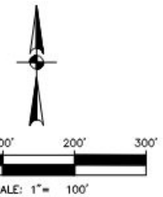
OBJECT MARKER TYPE 4
NOT-TO-SCALE



HEADER CURB & BARRICADE POST DETAIL
NOT-TO-SCALE

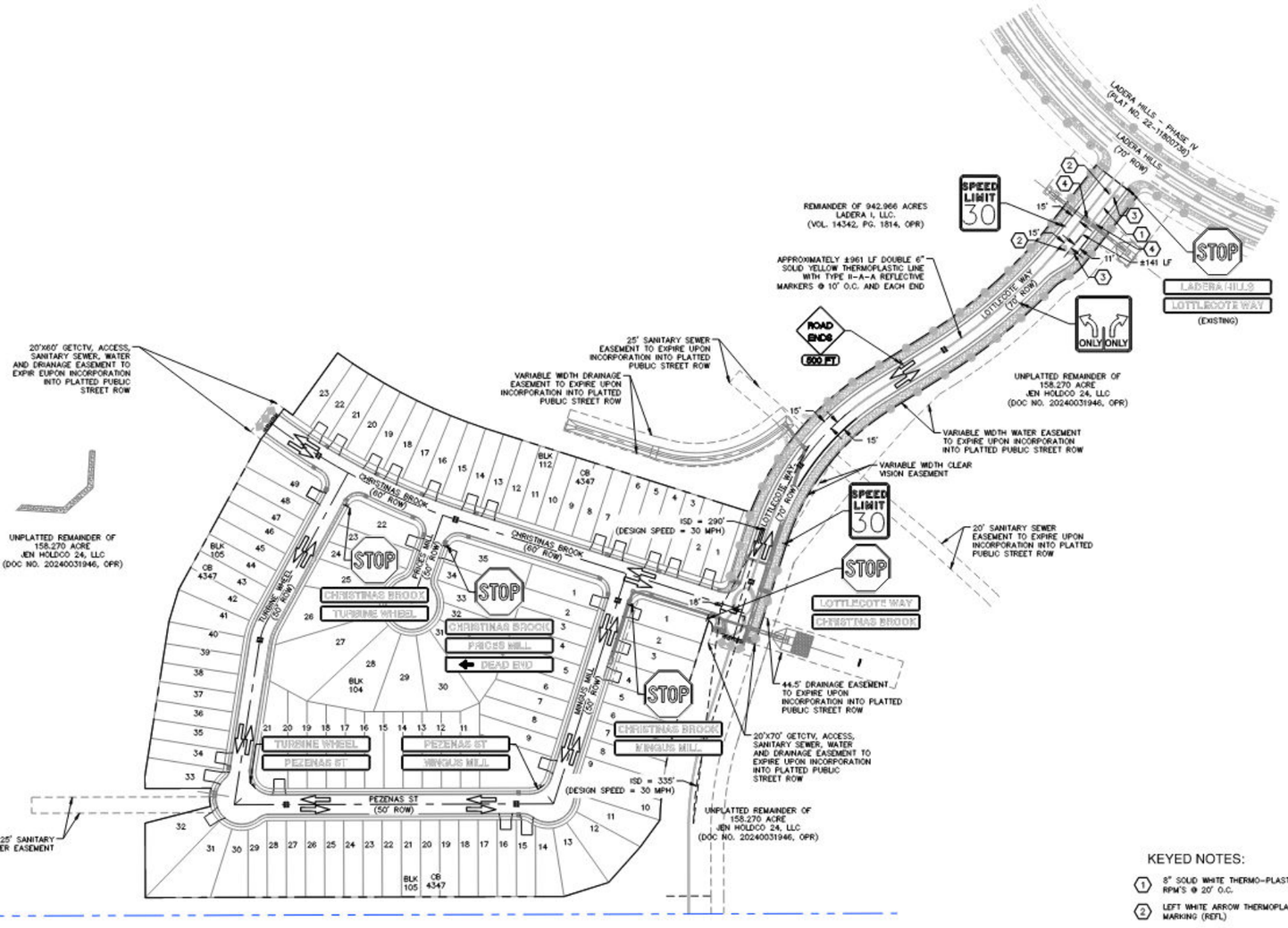


LOCATION MAP
NOT-TO-SCALE



0' 100' 200' 300'

SCALE: 1"= 100'



SYMBOL		ITEM NUMBER
	UNIT BOUNDARY	
	PROPOSED DRIVEWAY	
	TRAFFIC FLOW ARROW	
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)	
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)	
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)	
	END OF ROAD MARKER OM4-3	
	HEADER CURB W/ BARRICADE POSTS	
Street Name	STREET SIGN	531.57
STOP	R1-1 30"X30"	531.3
SPEED LIMIT 30	R2-1 24"X30"	531.6
Dead End	TMUTCD NO. W14-1A WITH HIGH INTENSITY PRISMATIC TXDOT TYPE C-ASTM D4956-09 RETROREFLECTIVE SHEETING	531.58
ROAD ENDS 600 FT	W14-1T W16-2aP	
ONLY ONLY	R3-8 30"X30"	531.14

KEYED NOTES:

1. 8" SOLID WHITE THERMO-PLASTIC LINE W/ TYPE I-C RPM'S @ 20' O.C.
2. LEFT WHITE ARROW THERMOPLASTIC PAVEMENT MARKING (REFL)
3. RIGHT WHITE ARROW THERMOPLASTIC PAVEMENT MARKING (REFL)
4. WHITE "ONLY" THERMOPLASTIC PAVEMENT MARKING (REFL)

BEXAR COUNTY ROW NOTES:

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DRIVEWAY NOTE:

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NO.	REVISION	DATE
1.	REVISED SIDEWALK, STRIPING & SIGNS	12/16/24
2.	UPDATED STRIPING	02/14/25

2/14/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE FEBRUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C3.00

Date: Feb 14, 2025, 2:08pm User ID: arodriguez
File: P:\6445\86\Design\Civil\6445-86.dwg

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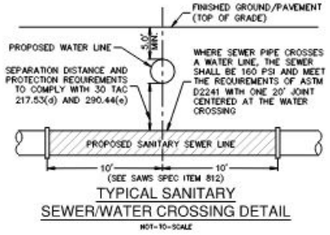
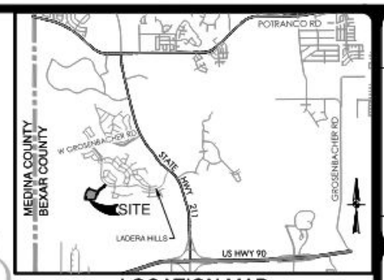


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

SEWER LEGEND

PROJECT LIMITS
EXISTING WATER
EXISTING SEWER
PROPOSED SEWER
MANHOLE
PROPOSED WATER
FIRE HYDRANT
PROPOSED SEWER LATERAL



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

UNPLATTED REMAINDER OF 158.270 ACRES JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR)

REMAINDER OF 942.966 ACRES LADERA I, LLC (VOL. 14342, PG. 1814, OPR)

FUTURE UNIT

20'X60' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

14' GETCTV EASEMENT

M.H. "B2" STA: 7+20.08

CAUTION!!! STA: 5+82.10 WATER/SEWER CROSSING

M.H. "B1" STA: 4+01.31 LINE B STA: 1+00.00 LINE D

CAUTION!!! STA: 4+20.47 WATER/SEWER CROSSING

M.H. "C2" STA: 5+74.17

M.H. "C1" STA: 3+74.14

M.H. "D1" STA: 2+67.35

BLK 112

BLK 104

BLK 105

CHRISTMAS BROOK

PRICES MILL

MANNERS MILL

TURBINE WHEEL

PEZENAS STREET

60' ROW

50' ROW

70' ROW

LINE A 8"SS

LINE B 8"SS

LINE C 8"SS

LINE D 8"SS

LINE E 8"SS

M.H. "A17" STA: 40+55.06 LINE A STA: 1+00.00 LINE E WATERTIGHT FIBERGLASS MH

M.H. "A19" STA: 49+32.35 LINE A STA: 1+00.00 LINE C WATERTIGHT FIBERGLASS MH

M.H. "A18" STA: 44+32.93 WATERTIGHT FIBERGLASS MH

M.H. "A20" STA: 52+36.93 CONCRETE RING ENCASEMENT

STA: 52+35.61 END CONCRETE ENCASEMENT

STA: 51+30.61 BEGIN CONCRETE ENCASEMENT

±105 LF CONCRETE ENCASEMENT (SAWS STD. DD-858-01)

25' SANITARY SEWER EASEMENT

DRAIN B

DRAIN C

DRAIN D

DRAIN E

DRAIN F

CAUTION!!! STA: 49+64.62 WATER/SEWER CROSSING

EXISTING COSA ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN

PROPOSED COSA ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN

214.48 ACRES MEDINA STONEHILL, LLC. (VOL. 12919, PG. 1813, OPR)

221.939 ACRES MEDINA STONEHILL, LLC. (VOL. 12919, PG. 1808, OPR)

M.H. "E1" STA: 2+63.50 RING ENCASEMENT

25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

LOTLICOTE WAY

CAUTION!!! STA: 1+38.37 WATER/SEWER CROSSING

VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

DROP M.H. "A14" STA: 35+75.90 LINE A = STA: 1+00.00 LINE E

M.H. "A15" STA: 36+51.75

14' GETCTV, WATER, AND LANDSCAPE EASEMENT

CAUTION!!! STA: 36+18.16 SEWER/DRAIN CROSSING

CAUTION!!! STA: 40+33.06 WATER/SEWER CROSSING

CAUTION!!! STA: 37+84.75 SEWER/DRAIN CROSSING

CAUTION!!! STA: 36+00.27 WATER/SEWER CROSSING

20' WATER EASEMENT

VARIABLE WIDTH CLEAR VISION EASEMENT

MATCHLINE "A" - SEE SHEET C4.01

CAUTION!!! STA: 38+93.86 WATER/SEWER CROSSING

M.H. "A16" STA: 38+65.06

44.5' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

20'X70' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

10' GETCTV EASEMENT

5' GETCTV EASEMENT

28' GETCTV EASEMENT

UNPLATTED REMAINDER OF 158.270 ACRES JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR)

FUTURE UNIT

CAUTION!!

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FINISHED FLOOR NOTES:

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

ROW PERMIT NOTE:

A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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SEWER: UPPER MEDINA RIVER SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE # 210-403-6200 FAX #
SAWS BLOCK MAP # 3008/4/3009S TOTAL EDU'S 107 TOTAL ACREAGE 17.982
TOTAL LINEAR FOOTAGE OF PIPE: 3,901 LF PLAT NO. 23-11800277
NUMBER OF LOTS 107 SAWS JOB NO. 24-1518

NO.	REVISION	DATE
1.	REVISED SEWER ARM MATERIAL	07/15/24
2.	REVISED SEWER ALIGNMENT	08/04/24

9/4/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN (SHEET 1 OF 2)

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE SEPTEMBER 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C4.00

Date: Sep 04, 2024, 8:38am User ID: gillbrew
File: P:\6445-86\Design\Civil\6445-86.dwg
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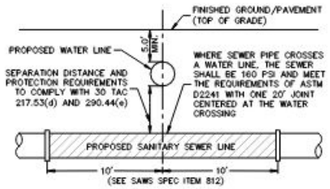
BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

CAUTION!!

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LOCATION MAP

NOT-TO-SCALE

0' 50' 100' 150'

SCALE: 1"= 50'

SEWER LEGEND

PROJECT LIMITS

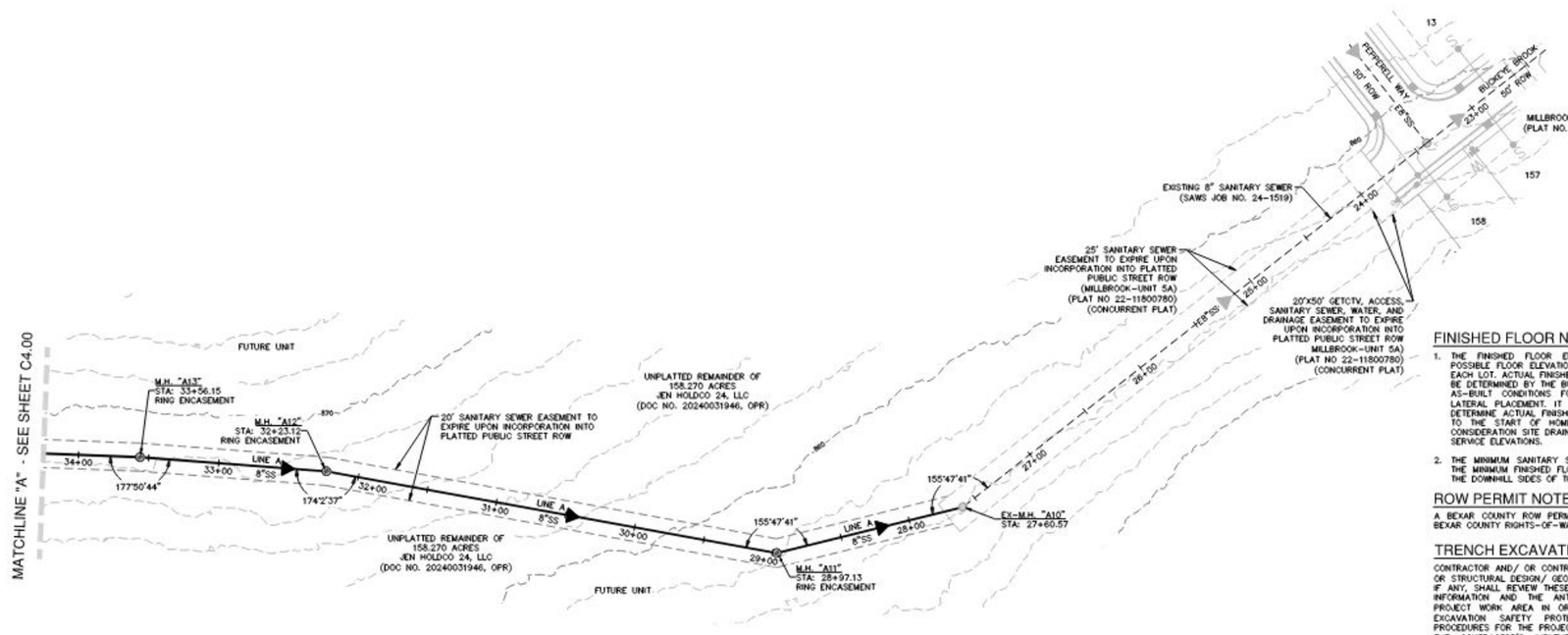
EXISTING WATER

EXISTING SEWER

PROPOSED SEWER — MANHOLE

PROPOSED WATER — FIRE HYDRANT

PROPOSED SEWER LATERAL — LOT



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ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE # 210-403-6200 FAX #
SAWS BLOCK MAP # 0605&0606 TOTAL EDU'S 107 TOTAL ACREAGE 17.982
TOTAL LINEAR FOOTAGE OF PIPE: 3,901 LF PLAT NO. 23-11800277
NUMBER OF LOTS 107 SAWS JOB NO. 24-1518

NO.	REVISION	DATE
1.	CHANGED SEWER PHASING	07/08/24
2.	REVISED SAWS BLOCK	08/04/24

9/4/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 9A

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN (SHEET 2 OF 2)

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE SEPTEMBER 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C4.01

Date: Sep 04, 2024, 8:41am User ID: gkibbrow
File: P:\6445-86\Design\Civil\6445-86.dwg

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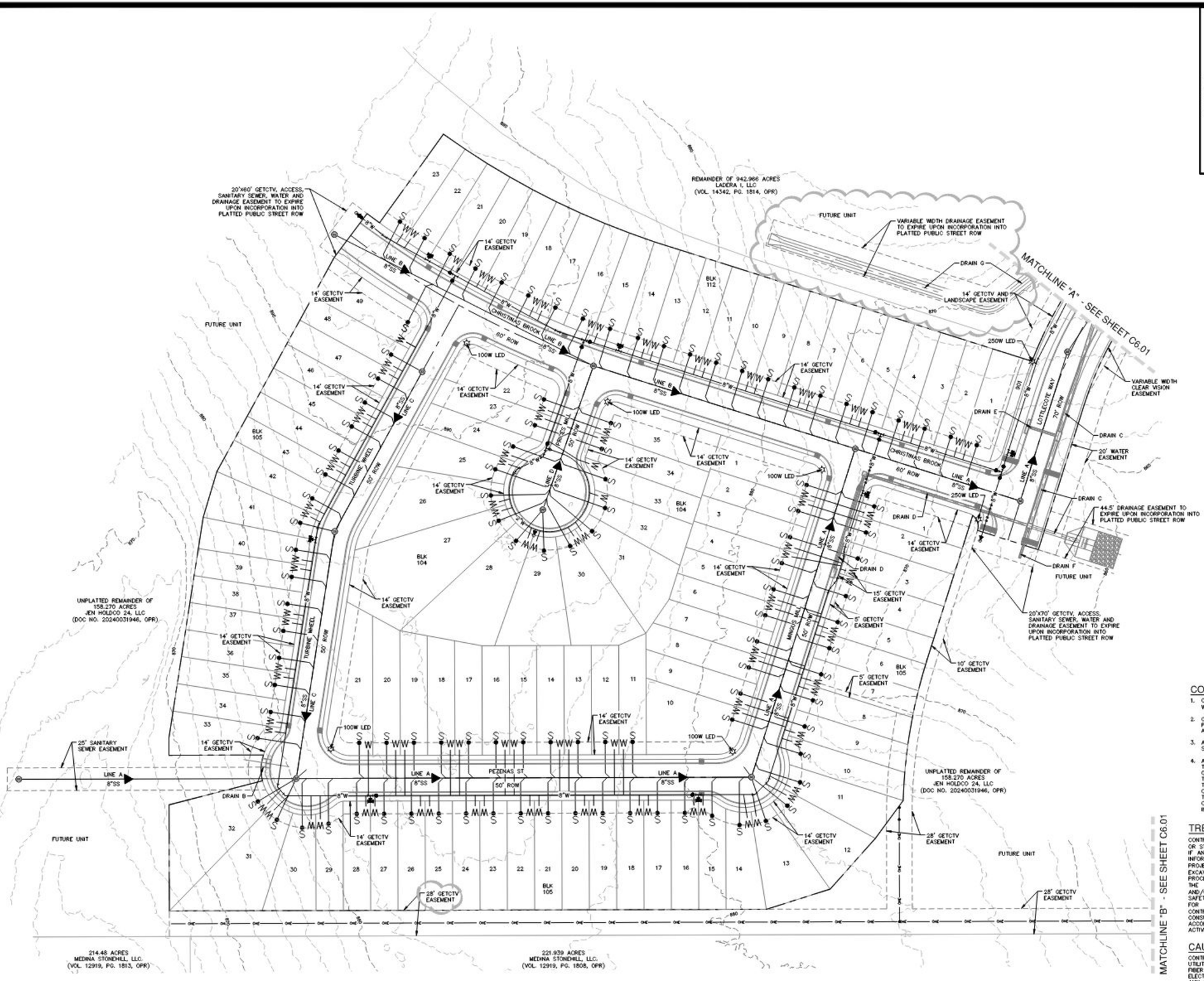



LOCATION MAP
NOT-TO-SCALE

0' 50' 100' 150'
SCALE: 1"= 50'

UTILITY LEGEND

- PROJECT LIMITS
- EXISTING WATER — W —
- EXISTING SEWER — SS —
- PROPOSED SEWER — SS — MANHOLE
- PROPOSED WATER — W — FIRE HYDRANT
- PROPOSED WYE & LATERAL — W
- SINGLE WATER SERVICE — W
- PROPOSED STREET LIGHTS
- EXISTING STREET LIGHTS

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

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NO.	REVISION	DATE
1	REVISED EASEMENTS	1/30/2024
2	ADDED GETCTV EASEMENTS	4/22/2024
3	ADDED GETCTV EASEMENT	5/1/2024
4	REVISED LABELS AND DRAINS	7/15/2024

7/22/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
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PROFESSIONAL ENGINEER

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM 470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN
(SHEET 1 OF 2)

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JULY 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C6.00

Date: Jul 22, 2024, 10:39am User ID: cgillis
Plan: P:\6445\86\Design\Civil\6445-86.dwg

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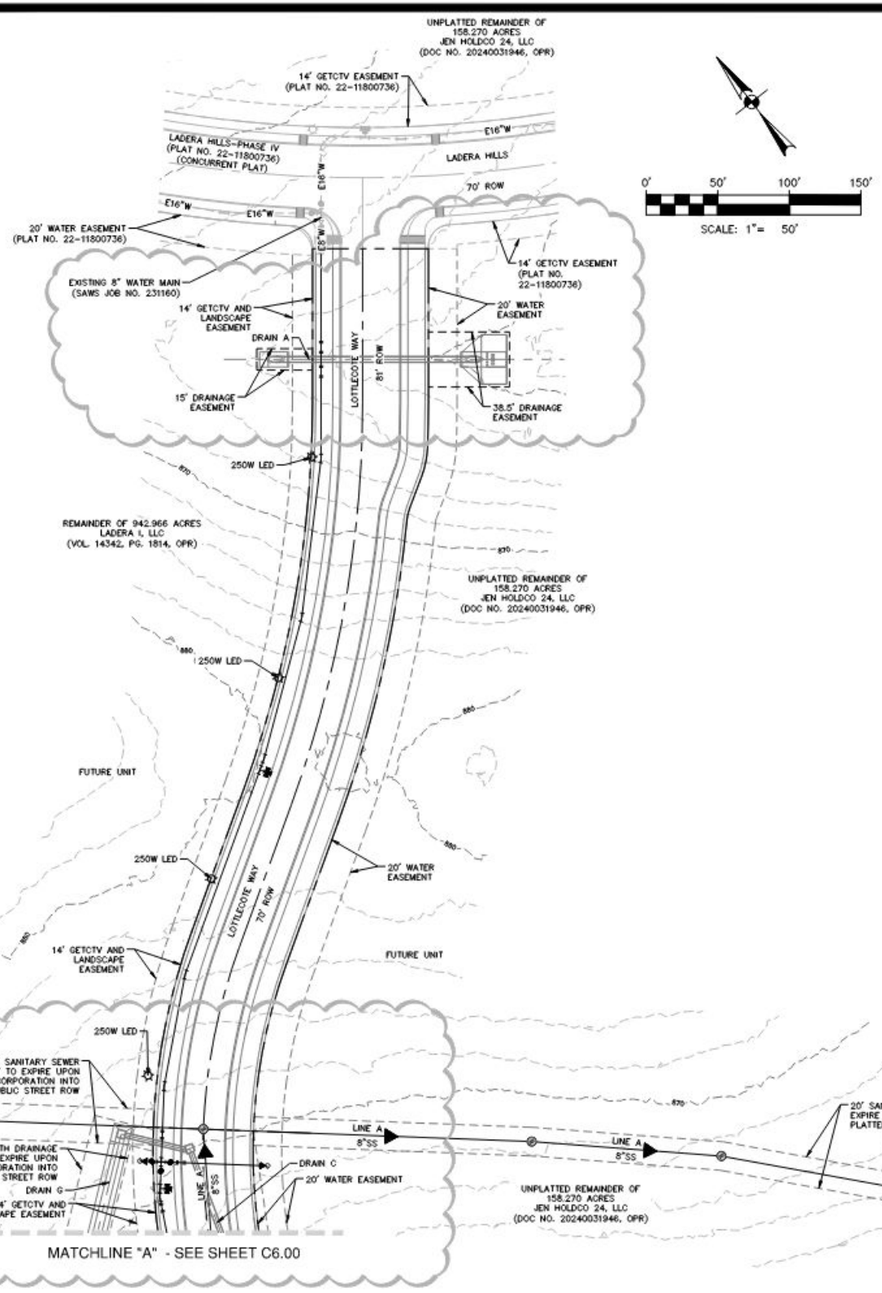



LOCATION MAP
NOT-TO-SCALE

UTILITY LEGEND

- PROJECT LIMITS
- EXISTING WATER — W —
- EXISTING SEWER — SS —
- PROPOSED SEWER — SS — MANHOLE
- PROPOSED WATER — W — FIRE HYDRANT
- PROPOSED WYE & LATERAL — (/) —
- SINGLE WATER SERVICE — (8) —
- PROPOSED STREET LIGHTS
- EXISTING STREET LIGHTS

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NO.	REVISION	DATE
1	REVISED EASEMENTS	1/30/2024
2	REVISED PHASING AND ADDED EASEMENT	5/1/2024
3	REVISED DRAWS AND LABELS	7/15/2024

7/22/2024

STATE OF TEXAS
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MILLBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN
(SHEET 2 OF 2)

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JULY 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C6.01

Date: Jul 22, 2024, 10:40am User ID: cgillis
File: P:\Civil\6445-86\Design\Civil\6445-86.dwg

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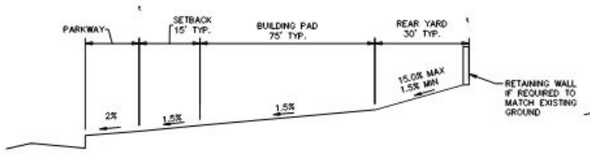
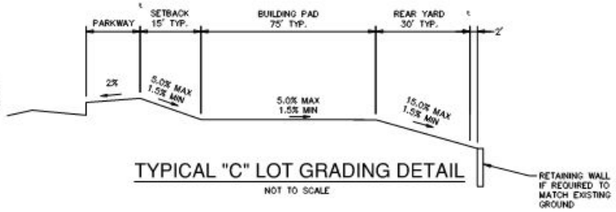


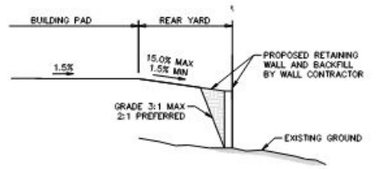
TYPICAL "A" LOT GRADING DETAIL

NOT TO SCALE



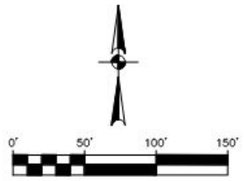
TYPICAL "C" LOT GRADING DETAIL

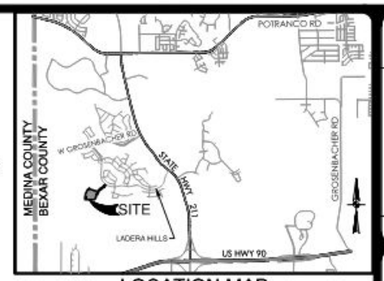
NOT TO SCALE



GRADING DETAIL AT RETAINING WALLS

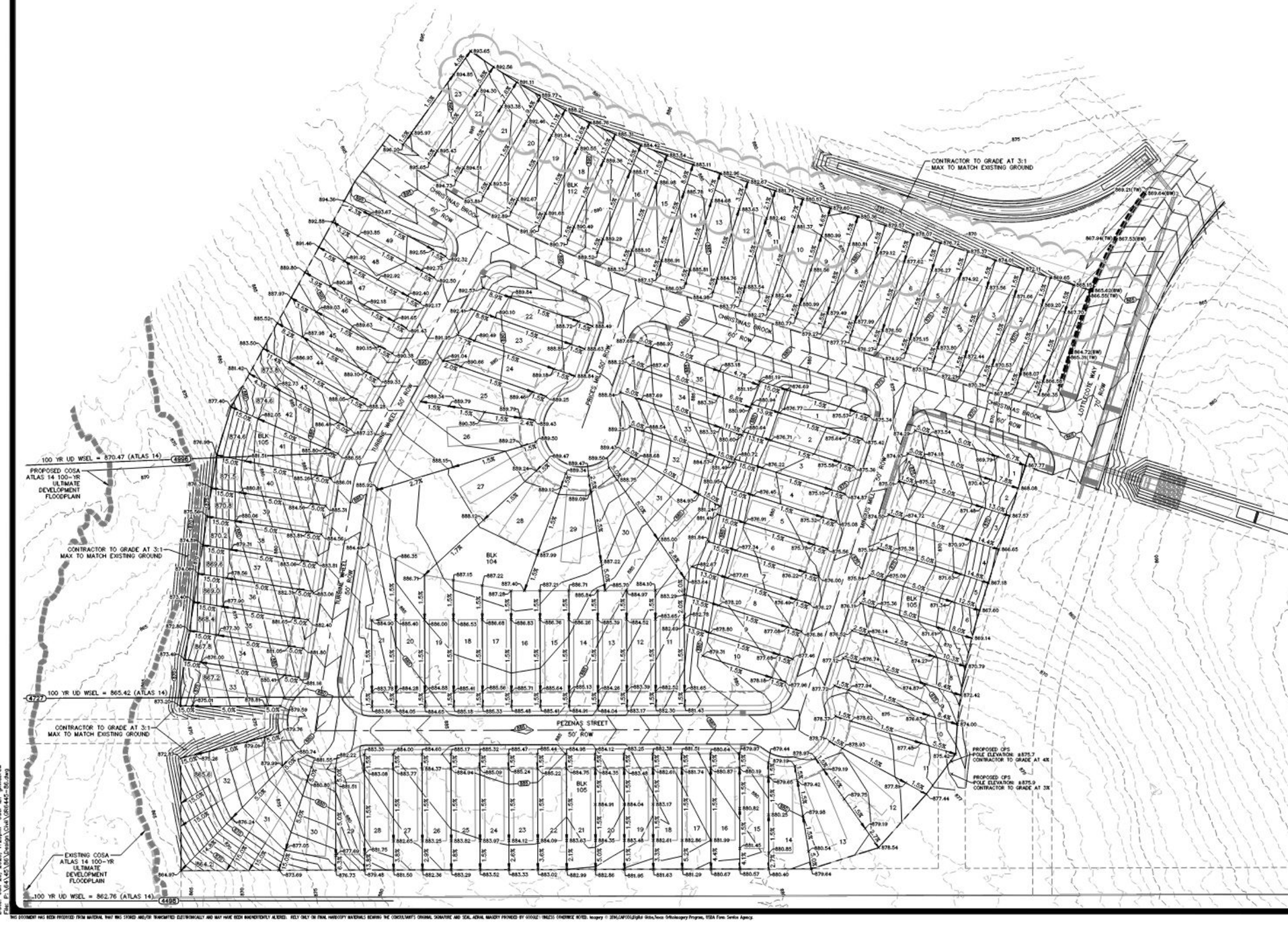
NOT TO SCALE





LOCATION MAP

NOT-TO-SCALE



GRADING LEGEND

PROJECT LIMITS	
100 YR FLOODPLAIN	
EXISTING CONTOUR	976
PROPOSED CONTOUR	970
FLOW ARROW (EXISTING)	
FLOW ARROW (PROPOSED)	
TYPICAL HOUSE PAD	
RETAINING WALL (CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN)	
MINIMUM FINISHED FLOOR ELEVATION	868.0

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).

11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.

12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).

15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.

16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.

19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

NO.	REVISION	DATE
1.	REVISED GRADING	01/07/2025

1/20/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILBROOK - UNIT 9A
BEXAR COUNTY, TEXAS

OVERALL GRADING PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE JANUARY 2025
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C7.00

Date: Jan 20, 2025, 1:23pm User ID: gkibbelew
File: P:\6445\86\Design\Civil\6445-86.dwg

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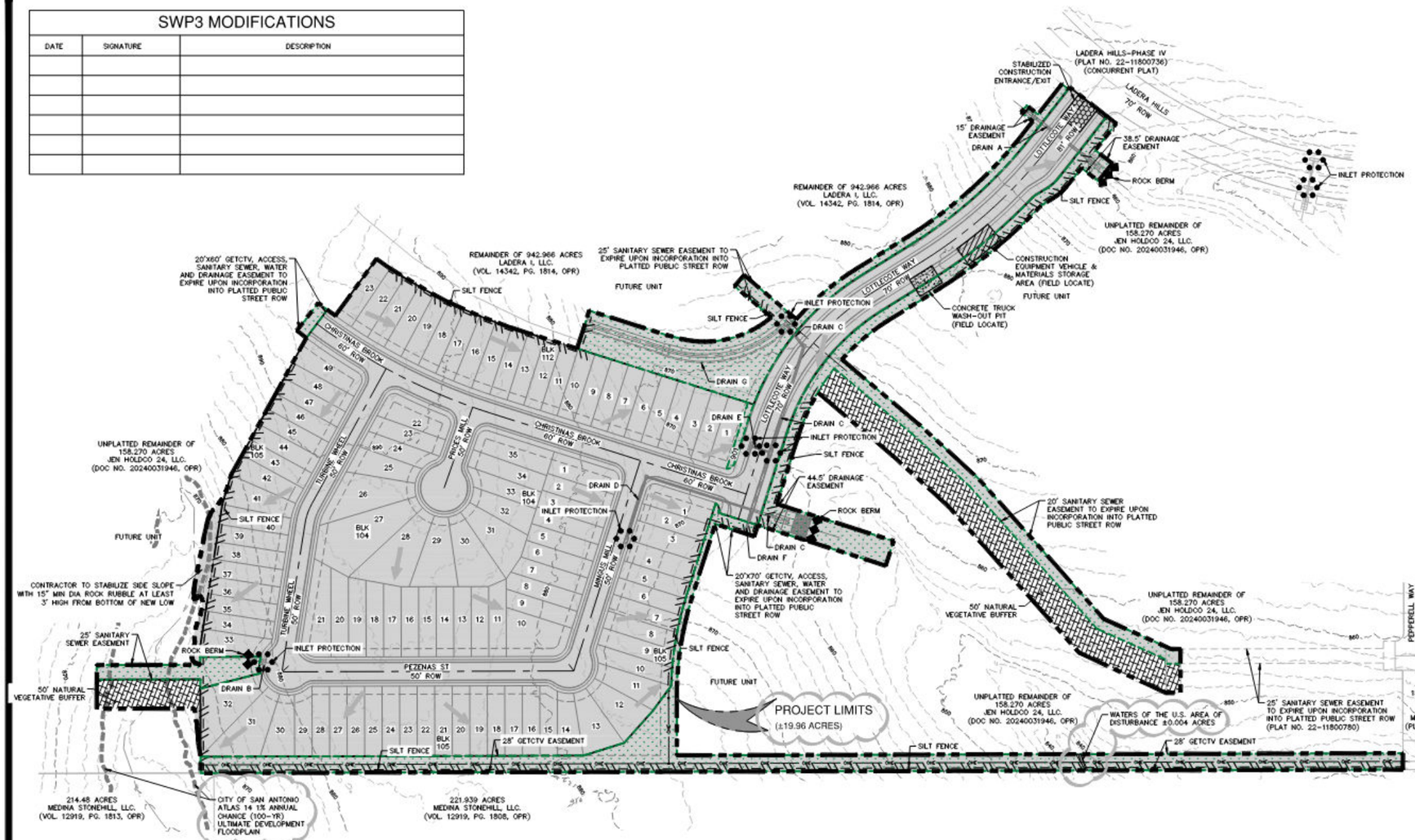
SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION





LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±18.83 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE
1	REVISED LIMITS AND ADDED PERMANENT STABILIZATION/VEGETATION	05/13/24
2	DISTURBED AREA LIMITS & DISTURBED AREA NOTES	07/16/24
3	ADDED NOTES & FLOODPLAIN	08/23/24

8/23/2024

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 9A
BEXAR COUNTY, TEXAS
STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE AUGUST 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C8.00

Date: Aug 23, 2024, 10:58am User ID: JESSICABERRY
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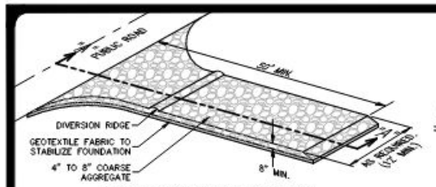
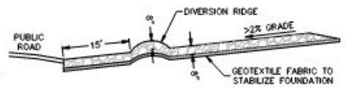


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2% CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

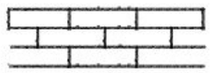
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

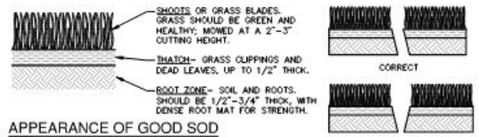
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



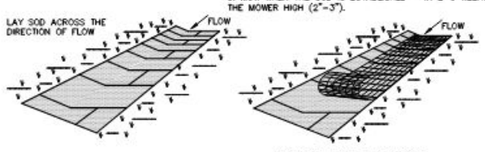
APPEARANCE OF GOOD SOD

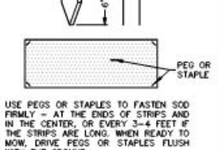
SOD INSTALLATION

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").





USE PEGS OR STAPLES TO FASTEN SOD FIRMLY - AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

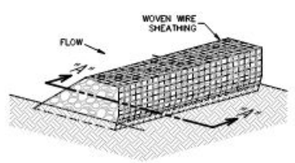
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY TO LOCATE AND REPAIR ANY DAMAGE.

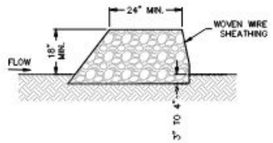
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

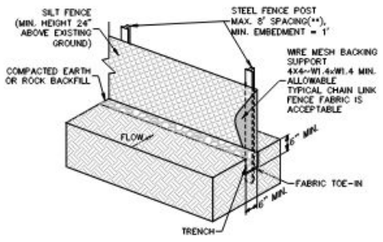
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG-348, SECTION 1.4.3)

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH TO EXCEED 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY.

2. REMOVE SEDIMENT WHEN BUILDUP APPROACHES 6 INCHES, BUT NOT TO EXCEED 50% OF HEIGHT.

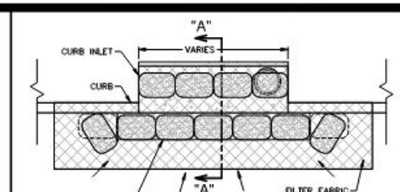
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

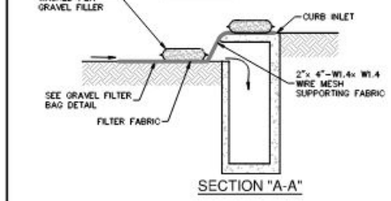
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

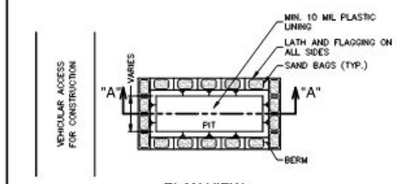
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

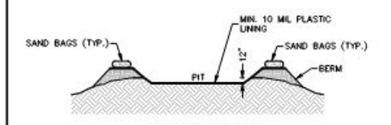
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

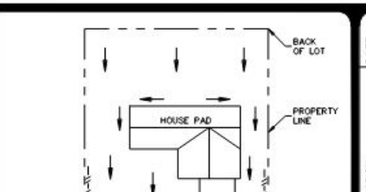
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

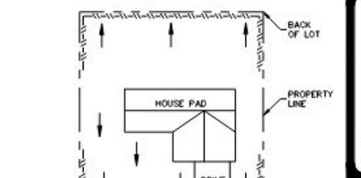
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

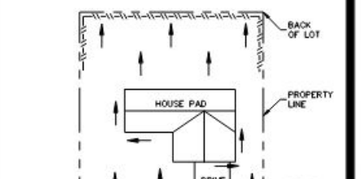
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



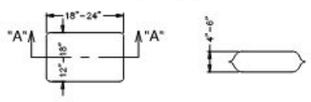
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



PLAN VIEW SECTION "A-A"

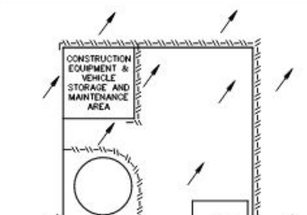
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



CONSTRUCTION STAGING AREA

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

10/19/2023

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 9A

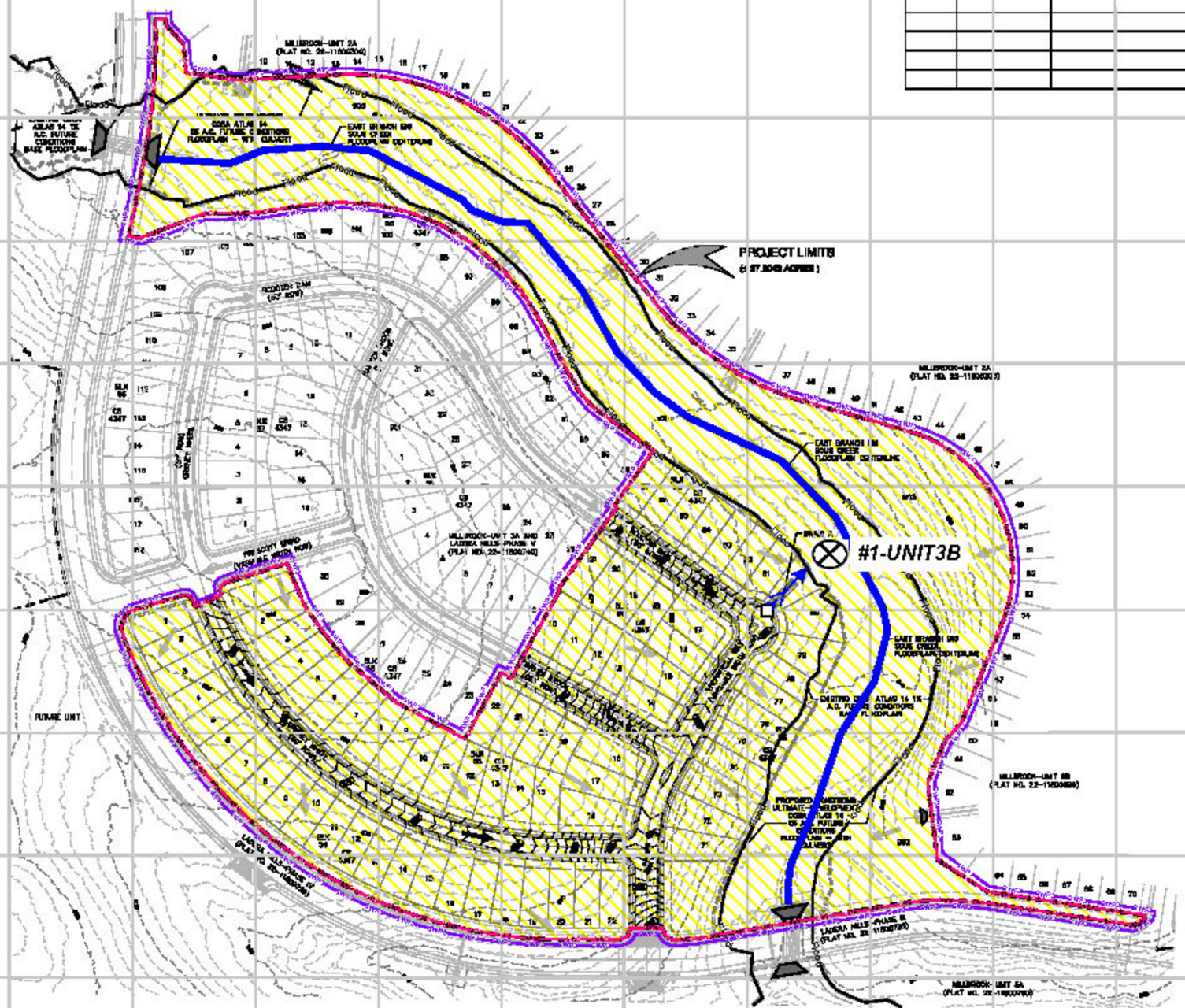
BEXAR COUNTY, TEXAS

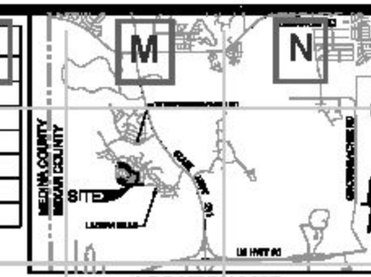
STORMWATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 23-11800277
JOB NO. 6445-86
DATE OCTOBER 2023
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C8.10

Date: Oct 19, 2023, 8:57am User ID: JESSICABERRY
File: P:\6445\86\Design\Civil\SWPPP\DT6445-86.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND





LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 100'

SWPS MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

Construction Activity	Start Date	End Date
Clearing and grubbing the entire site	00/00/00	00/00/00
Rough grade of drainage channel, lots, and street	00/00/00	00/00/00
Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	00/00/00	00/00/00
Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

PAPE-DAWSON ENGINEERS

MILLBROOK - UNIT 3B
BEXAR COUNTY, TEXAS

LENNAR HOMES BMP TRACKING MAP

PLAT NO. 22-11800303
DATE APRIL 2024
DESIGNER JP
CHECKED BAC DRAWN AR
SHEET C8.00

SWP3 MODIFICATIONS

DATE	INITIATOR	DESCRIPTION





MILLBROOK - UNIT 3B

BEXAR COUNTY, TEXAS

LENNAR HOMES BMP TRACKING MAP

PAPE-DAWSON ENGINEERS

DATE | NO. | REVISION

PLAT NO. 22-11800300
JOB NO. 5428-54
DATE APRIL 2024
DESIGNER JP
CHECKED BAC DRAWN AR
SHEET C8.00

Date: Apr 01, 2024, 10:59am User: ds_pedersen
File: \\pape-dawson.com\Shares\Projects\San Antonio\5400-5499\5428-54\Civil\Exhibits\SWPPP\5428-54-Ex.dwg


MILLBROOK-UNIT 2A
(PLAT NO. 22-11800300)
EXISTING COEA
ATLAS 14 1%
A.C. FUTURE
CONDITIONS
BASE FLOODPLAIN
ULTIMATE-DEVELOPMENT
COEA ATLAS 14
88 AC FUTURE CONDITIONS
FLOODPLAIN - WITH CULVERT
EAST BRANCH SR
SOUR CREEK
FLOODPLAIN CENTERLINE
PROJECT LIMITS
(467.80 ACRES)
BOUNDARY LINE
(50' ROW)
BLK 66
CB 4347
BLK 67
CB 4347
FRIENDLY GRND
(VARIABLE WIDTH ROW)
BLK 68
CB 4347
BLK 69
CB 4347
BLK 70
CB 4347
BLK 71
CB 4347
BLK 72
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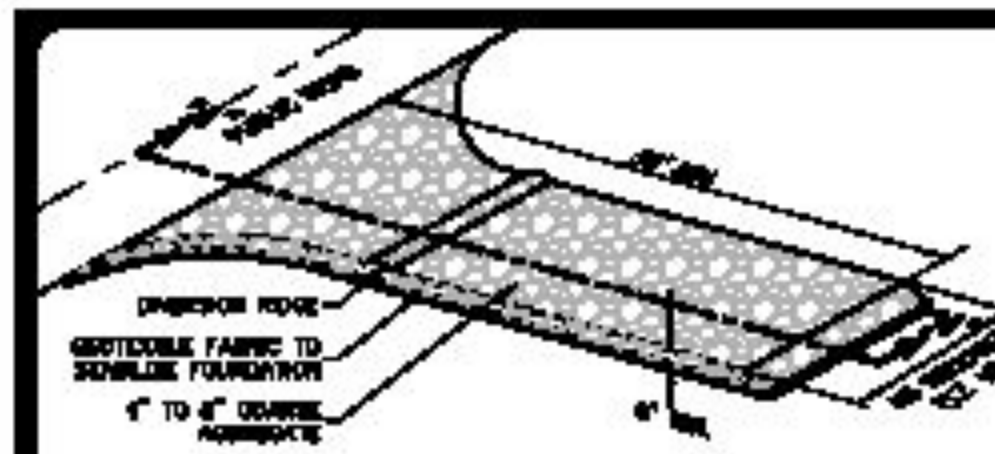


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. [illegible]

4. [illegible]

INSTALLATION

1. [illegible]

2. [illegible]

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

INSPECTION AND MAINTENANCE GUIDELINES

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

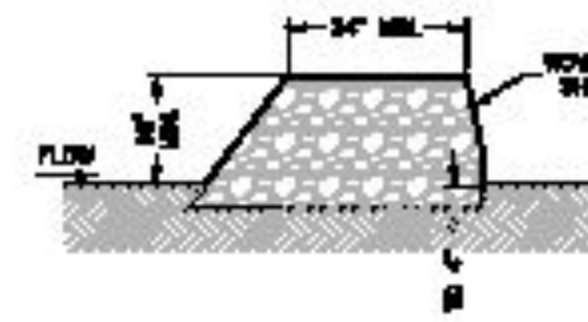
5. [illegible]

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

[illegible]

INSPECTION AND MAINTENANCE GUIDELINES

1. [illegible]

2. [illegible]

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. [illegible]

5. [illegible]

6. [illegible]

MATERIALS

1. [illegible]

2. [illegible]

INSTALLATION

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

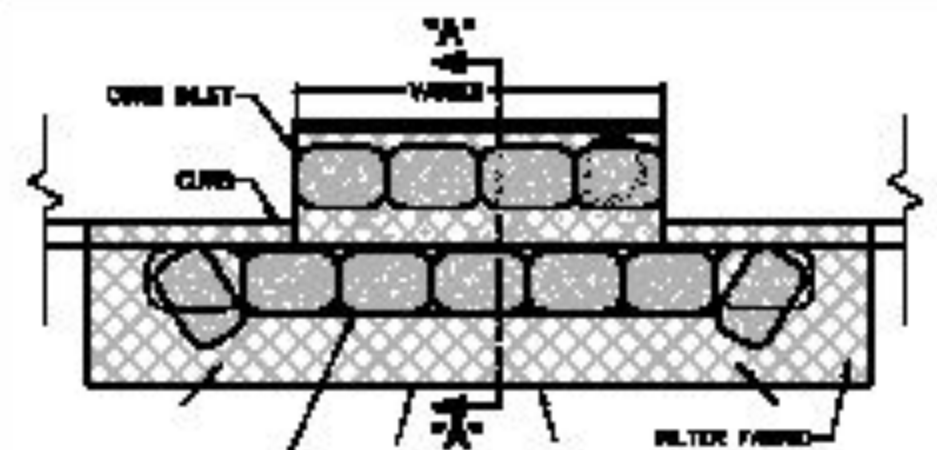
COMMON TROUBLE POINTS

1. [illegible]

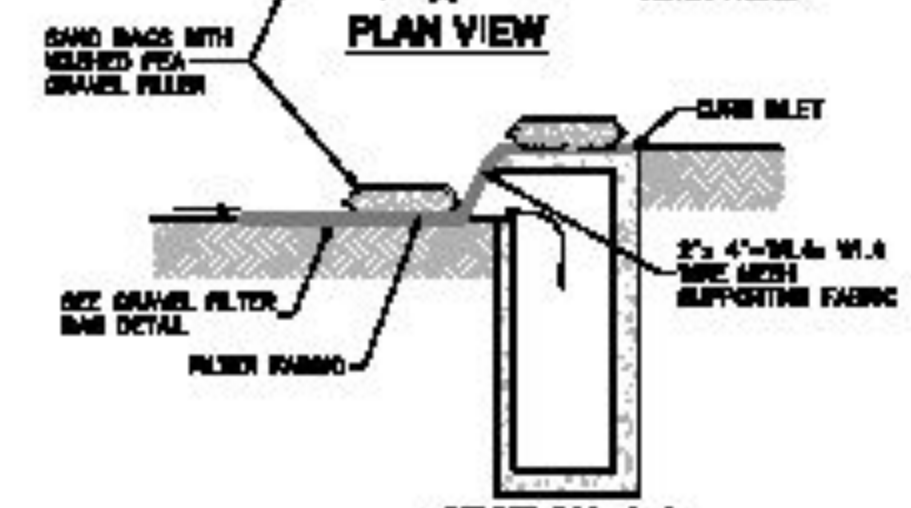
2. [illegible]

ROCK BERM DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. [illegible]

2. [illegible]

INSPECTION AND MAINTENANCE GUIDELINES

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

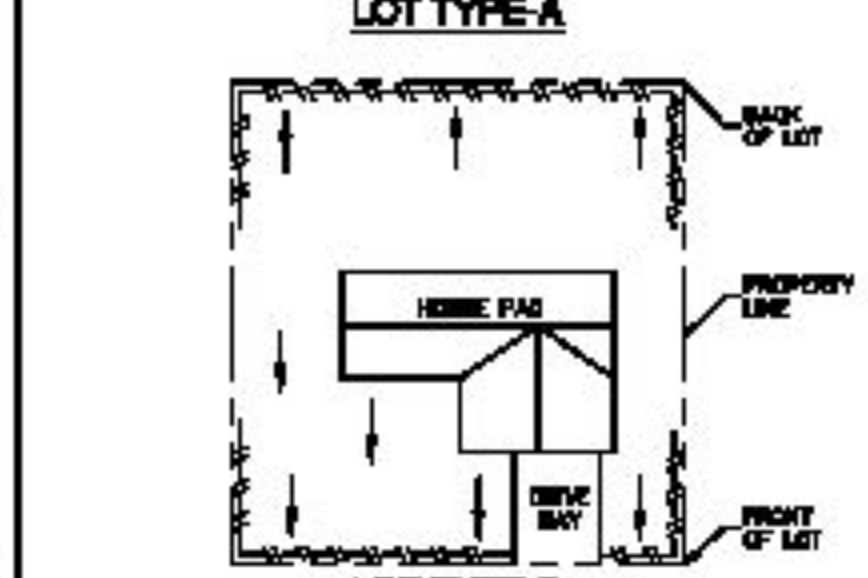
5. [illegible]

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



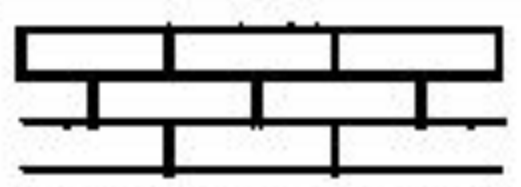
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF GRADING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



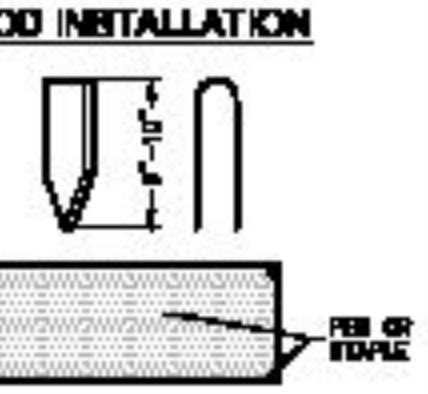
[illegible]

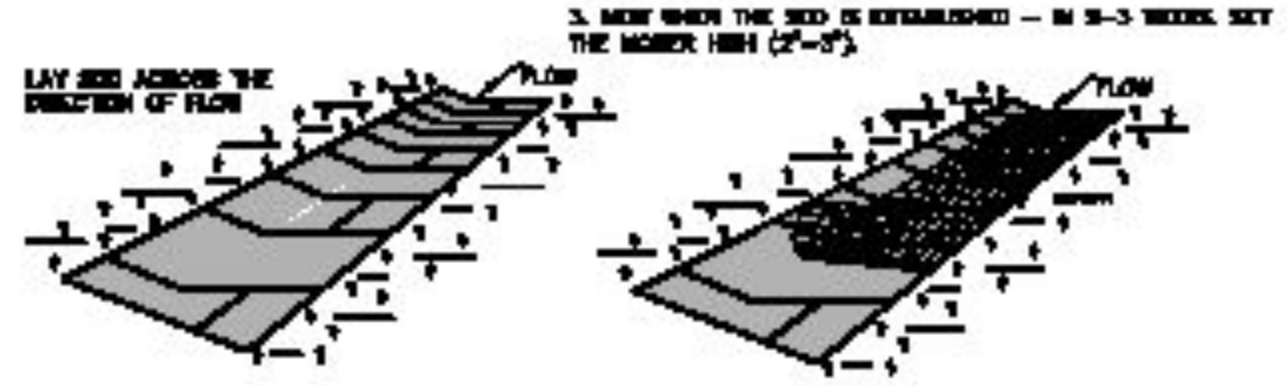


APPEARANCE OF GOOD SOD



SOD INSTALLATION





MATERIALS

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

SITE PREPARATION

1. [illegible]

2. [illegible]

3. [illegible]

INSTALLATION IN CHANNELS

1. [illegible]

2. [illegible]

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

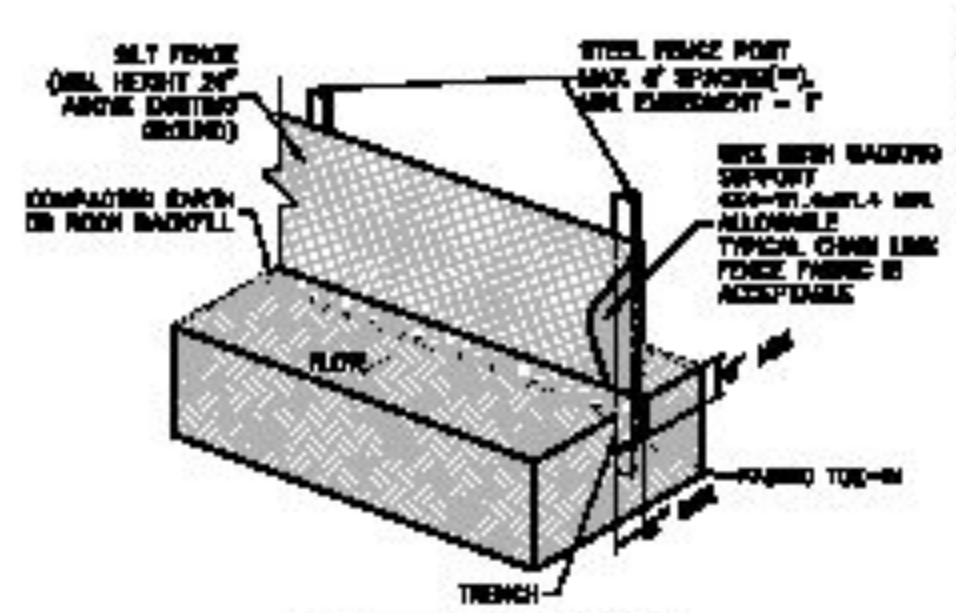
INSPECTION AND MAINTENANCE GUIDELINES

1. [illegible]

2. [illegible]

SOD INSTALLATION DETAIL

NOT-TO-SCALE



[illegible]

ISOMETRIC PLAN VIEW

SILT FENCE

[illegible]

MATERIALS

1. [illegible]

2. [illegible]

3. [illegible]

INSTALLATION

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

COMMON TROUBLE POINTS

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY.

2. [illegible]

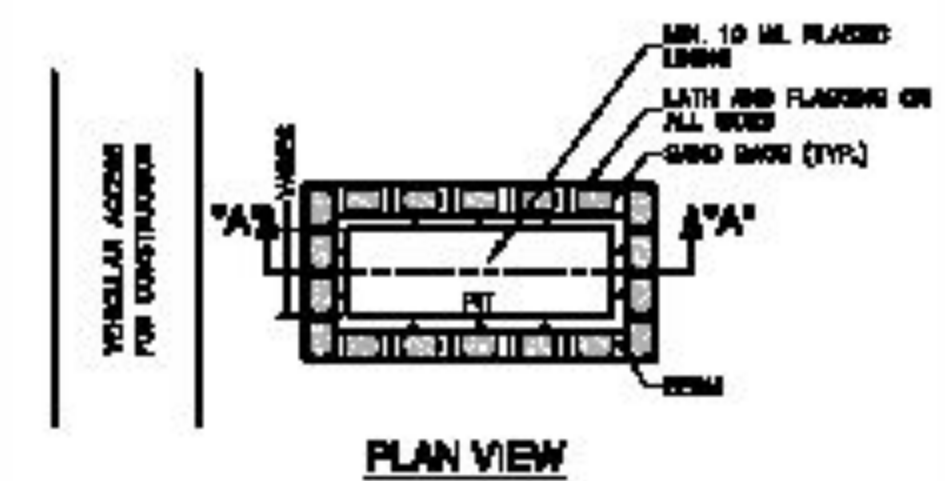
3. [illegible]

4. [illegible]

5. [illegible]

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

MATERIALS

[illegible]

MAINTENANCE

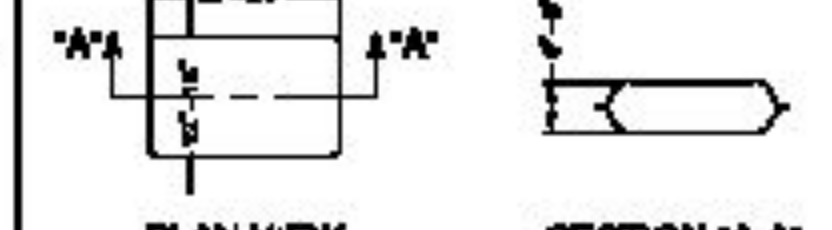
1. [illegible]

2. [illegible]

3. [illegible]

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



PLAN VIEW

SECTION "A-A"

NOTES:

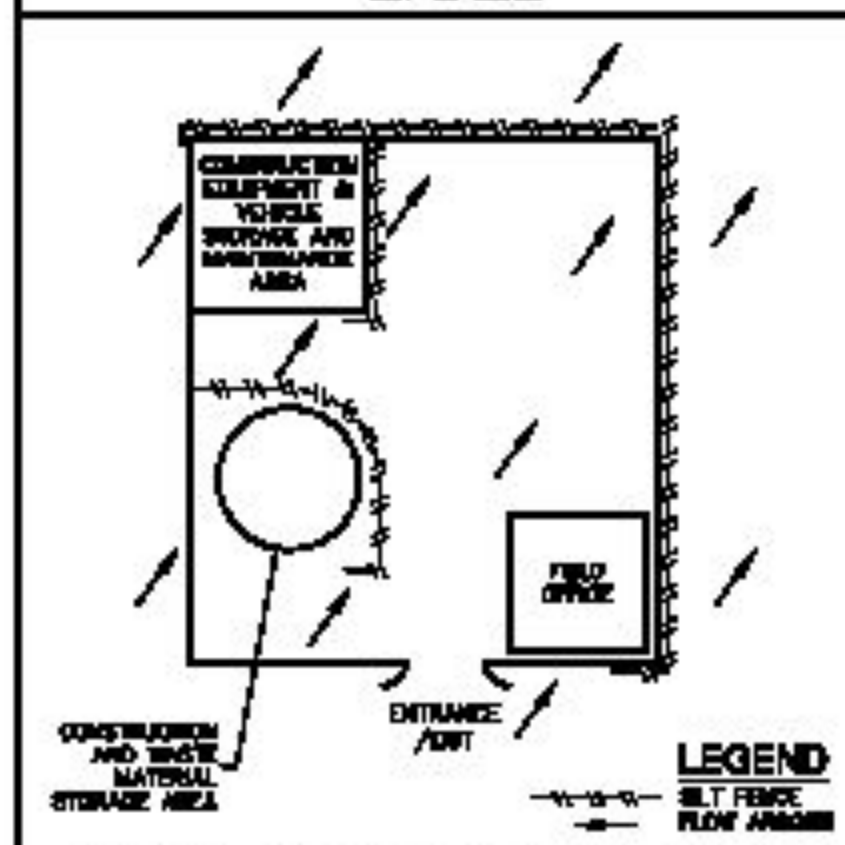
1. [illegible]

2. [illegible]

3. [illegible]

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LEGEND
SILT FENCE
FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE

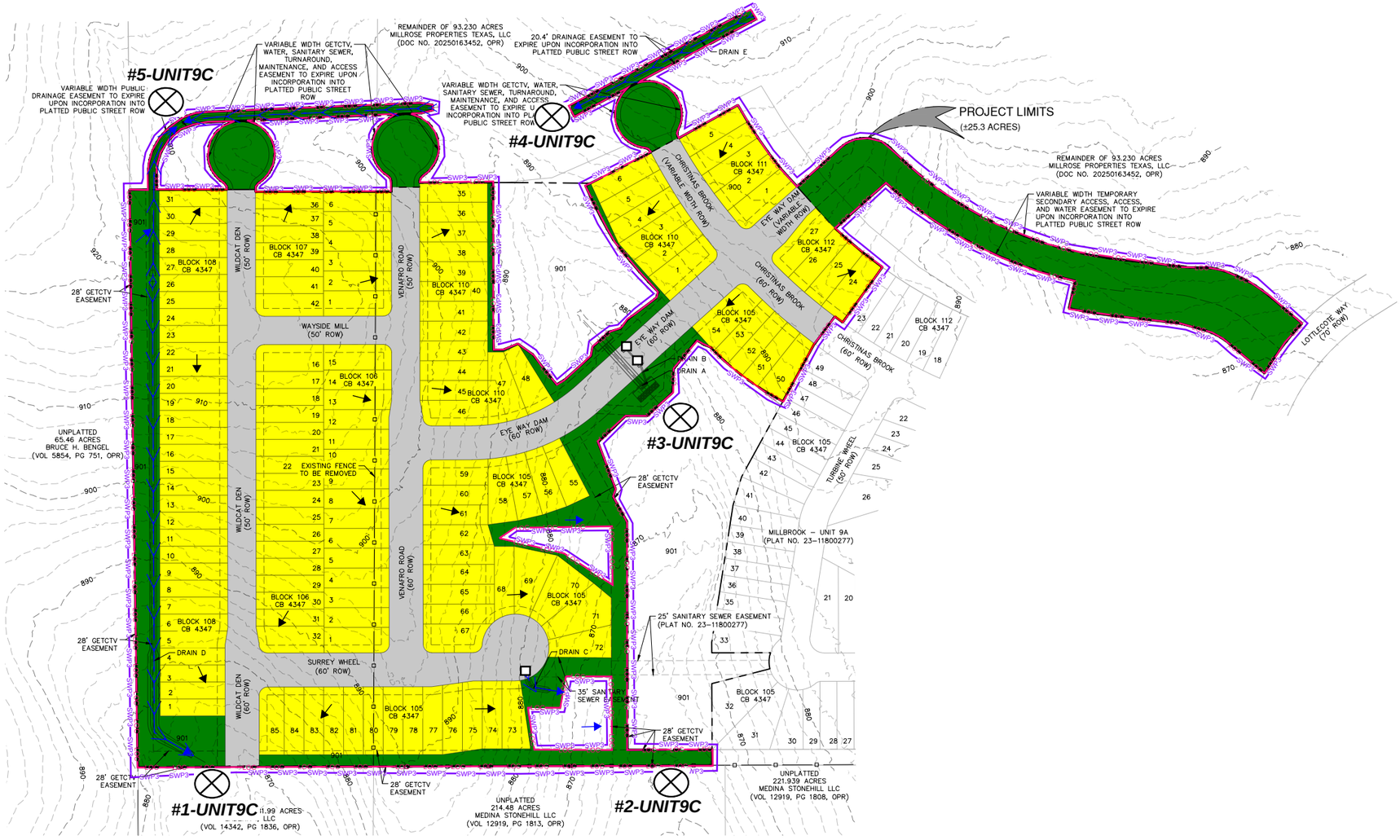
[illegible]

[illegible]

PAPE-DAWSON ENGINEERS

MILLBROOK - UNIT 3B
BEXAR COUNTY, TEXAS
STORMWATER POLLUTION PREVENTION PLAN DETAILS

JOB NO. [illegible]
DATE MARCH 2024
SHEET C8.10



Receiving Water

MEDINA RIVER BELOW MEDINA DIVERSION LAKE - 1903
5.93 MILES SE
IMPAIRED

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

N
W E
S

MILLBROOK - UNIT 9C

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP STABILIZATION MAP

REV. NO.

DRAWN BY: MW

SHEET 01

EMG

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

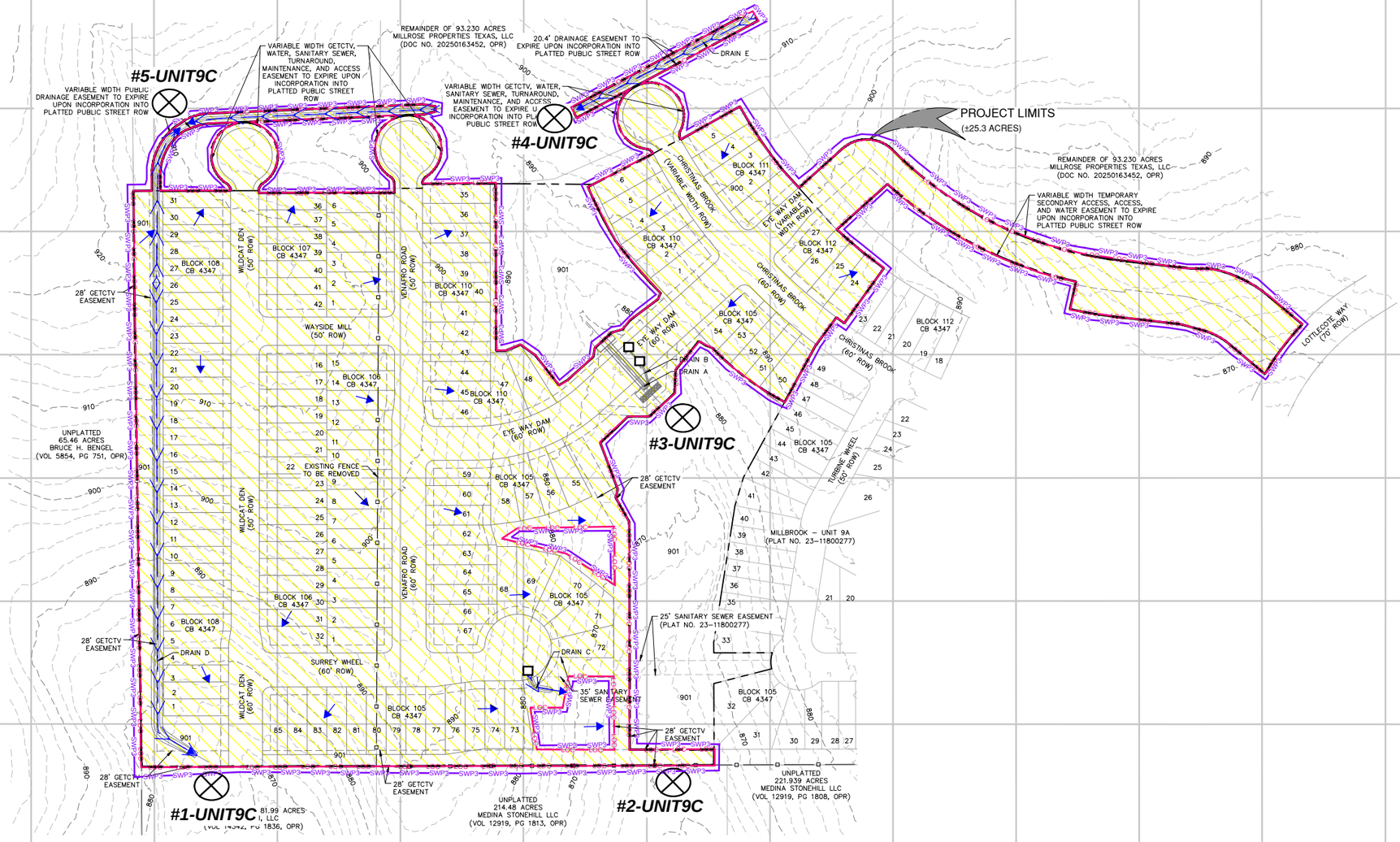
- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND



Receiving Water

MEDINA RIVER BELOW MEDINA DIVERSION LAKE - 1903
5.93 MILES SE
IMPAIRED

Construction Activity	Start Date	End Date
Clearing and grubbing the entire site	00/00/00	00/00/00
Rough grade of drainage channel, lots, and street	00/00/00	00/00/00
Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, communications)	00/00/00	00/00/00
Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

N
W E
S

MILLBROOK - UNIT 9C

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY: MW

SHEET 01

EMG

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

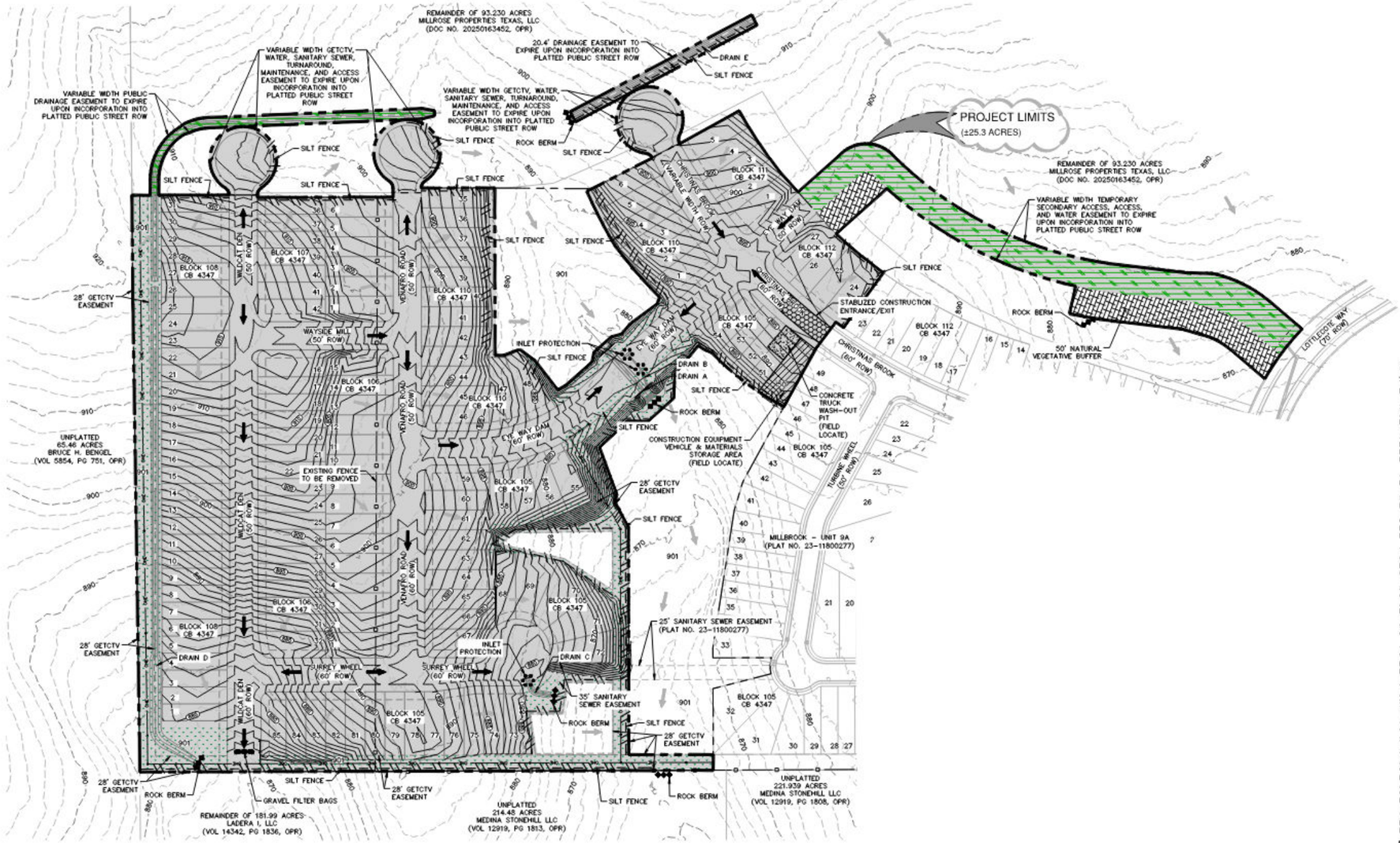
- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION





LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'
0' 100' 200' 300'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- LIMITS OF DISTURBED AREA (±24.2 AC)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE
1.	REVISED PROJECT LIMITS & DISTURBED AREA	06/07/2024
2.	REVISED PROJECT LIMITS & DISTURBED AREA	09/25/2024
3.	REVISED DISTURBED AREA	01/03/2025
4.	REVISED DISTURBED AREA	03/06/2025
5.	INCREASED DISTURBED AREA	06/12/2025
6.	ROW CHANGES INCREASED DA	10/20/2025

10/22/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

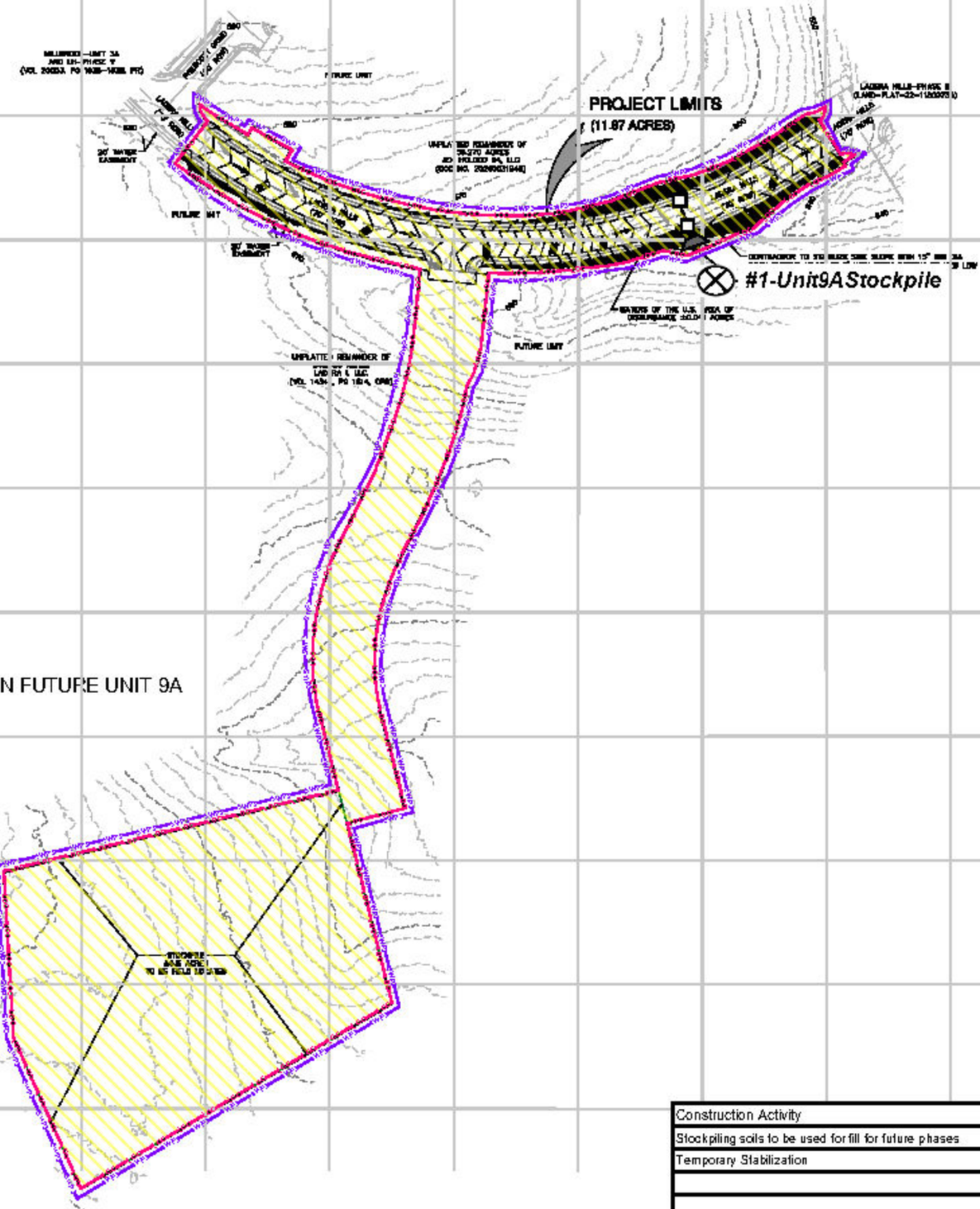
MILLBROOK - UNIT 9C
BEXAR COUNTY, TEXAS

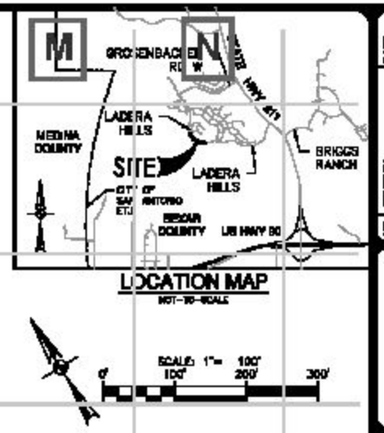
STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. 24-11800033
JOB NO. 6445-94
DATE AUGUST 2025
DESIGNER GK
CHECKED BAC DRAWN AR
SHEET C8.00

Date: Oct 22, 2025, 1:35pm User ID: ARGYNAGA
File: P:\6445\94\Design\Civil\SWPPP#44594.dwg

THIS DOCUMENT WAS GIVEN PROVIDED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2024,CAPCOG,Digital Globe,Esri Orthoimagery Program, USDA Farm Service Agency





6 HAUL ROAD AND STOCKPILE ARE LOCATED IN FUTURE UNIT 9A

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION
1		

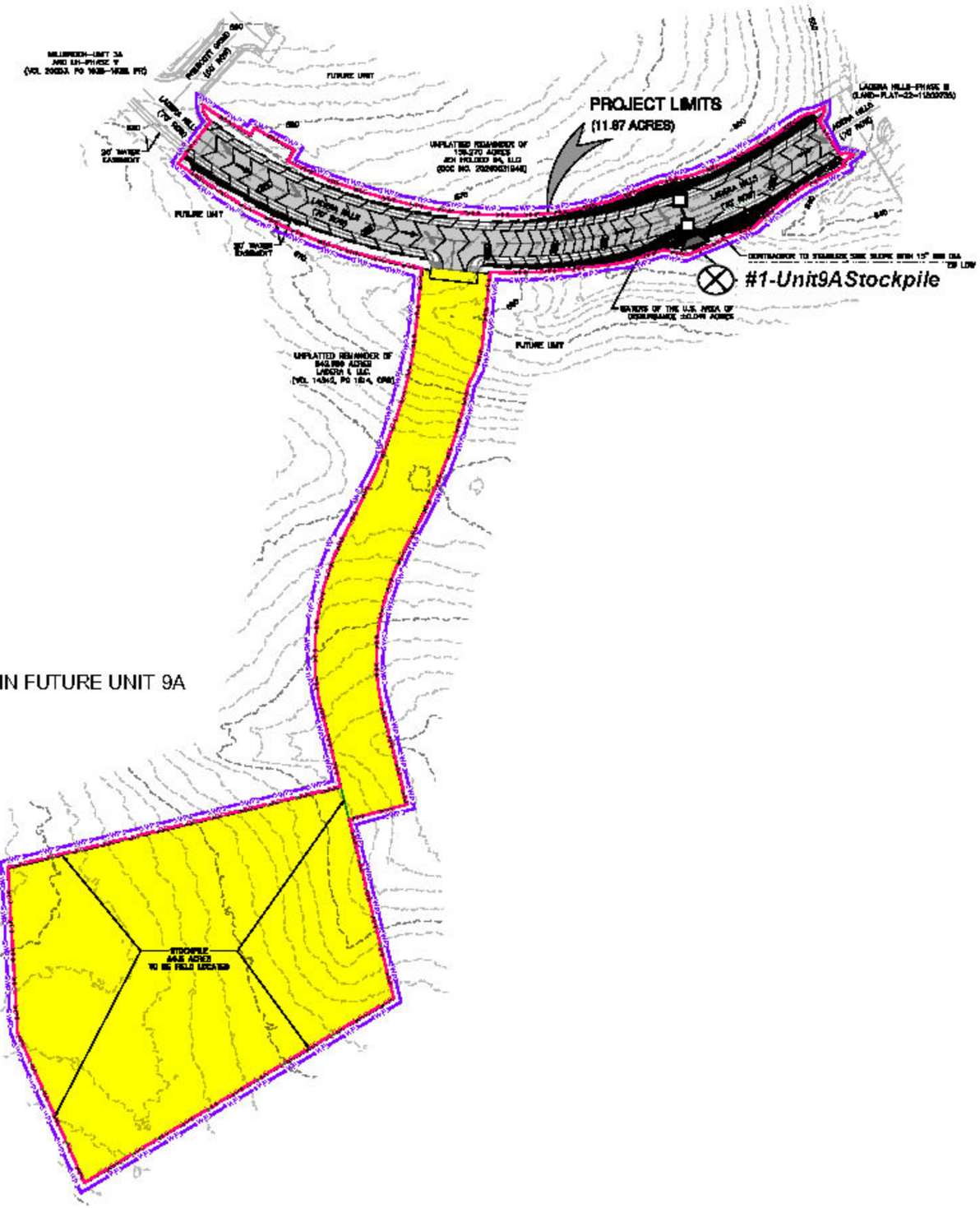
Construction Activity	Start Date	End Date
Stockpiling soils to be used for fill for future phases	00/00/00	00/00/00
Temporary Stabilization	00/00/00	00/00/00

PAPE-DAWSON ENGINEERS

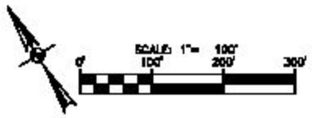
LADERA HILLS-PHASE IV
BEXAR COUNTY, TEXAS

LENNAR HOMES BMP TRACKING MAP

PLAT NO. 22-11800736
JOB NO. 5445-77
DATE JULY 2024
DESIGNER JS
CHECKED BAC DRAWN JW
SHEET C8.00







HAUL ROAD AND STOCKPILE ARE LOCATED IN FUTURE UNIT 9A

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION

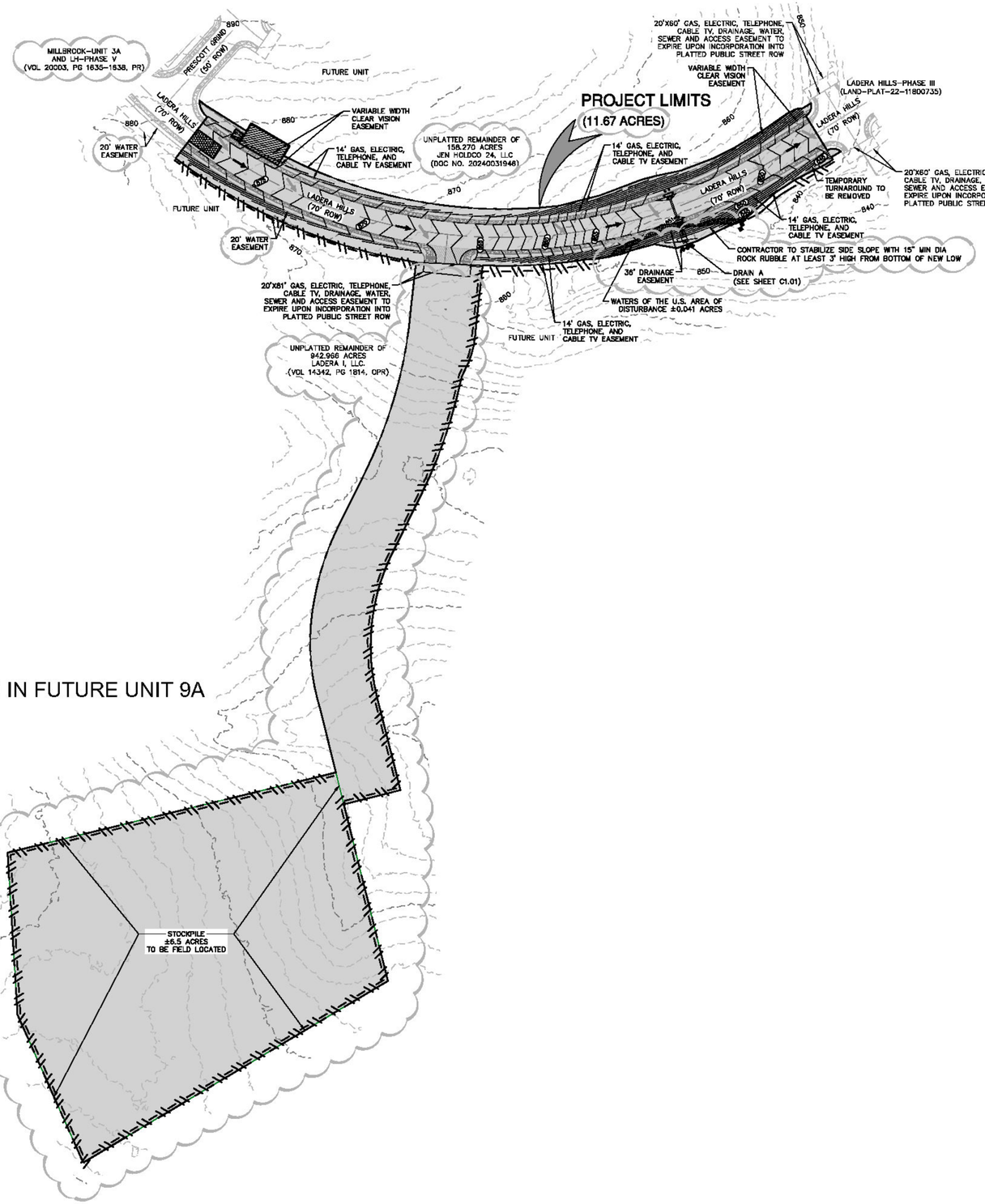
DATE
REVISION
NO.

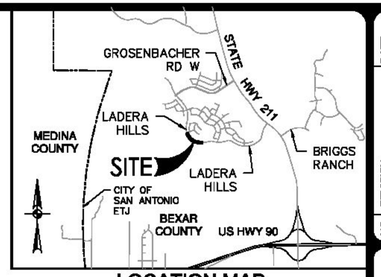
PAPE-DAWSON ENGINEERS

LADERA HILLS-PHASE IV
BEXAR COUNTY, TEXAS

LENNAR HOMES BMP TRACKING MAP

PLAT NO. 22-11800736
JOB NO. 548-77
DATE JULY 2024
DESIGNER JS
CHECKED BAC DRAWN AR
SHEET C8.00





LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 100' 0' 100' 200' 300'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR 975
- PROPOSED CONTOUR 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±11.67 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

NO.	REVISION	DATE
1.	REVISED SILT FENCE AND ROCK BERM AND ADDED ROCK RUBBLE	06/24/24
2.	ADDED STOCKPILE	07/25/24

7/25/2024

STATE OF TEXAS REBECCA ANN CARROLL 92666 LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LADERA HILLS-PHASE IV

BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 22-11800736
JOB NO. 6445-77
DATE JULY 2024
DESIGNER JB
CHECKED BAC DRAWN AR
SHEET C8.00

Date: Jul 25, 2024, 10:18am User ID: cgillis
File: P:\64\45\77\LADERA HILLS - PH IV\Design\Civil\SWPPP\6445577-PHIV.dwg
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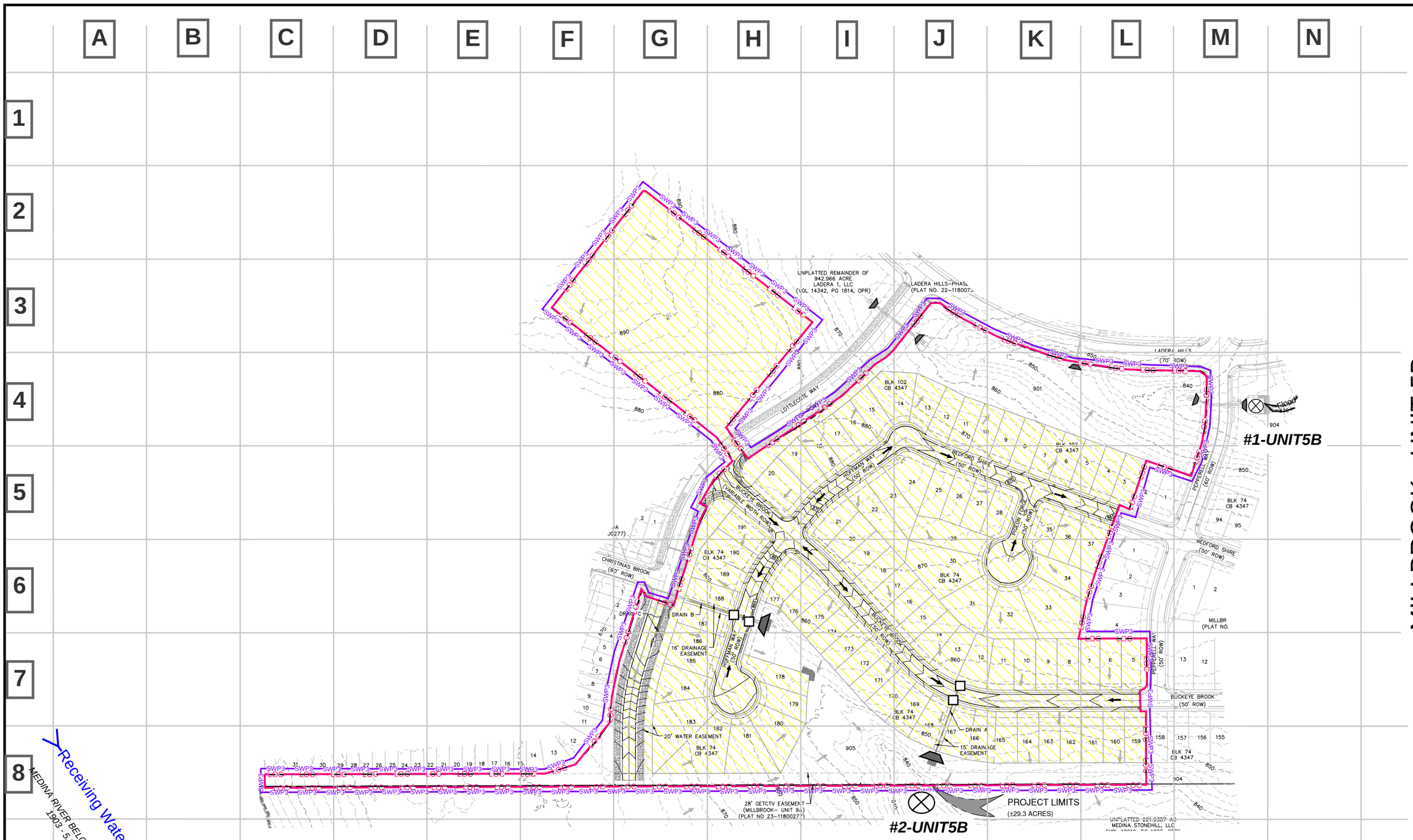

Construction Activity	Start Date	End Date
Clearing and Grubbing the entire site	00/00/00	00/00/00
Rough grade of lots and street	00/00/00	00/00/00
Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, comms)	00/00/00	00/00/00
Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 5B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY: SM

SHEET 01

EMG

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND



"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

N
W E
S

MILLBROOK - UNIT 5B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP STABILIZATION MAP

REV. NO.

DRAWN BY: SM

SHEET 01

EMG

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

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BMP TRACKING MAP SITE LEGEND

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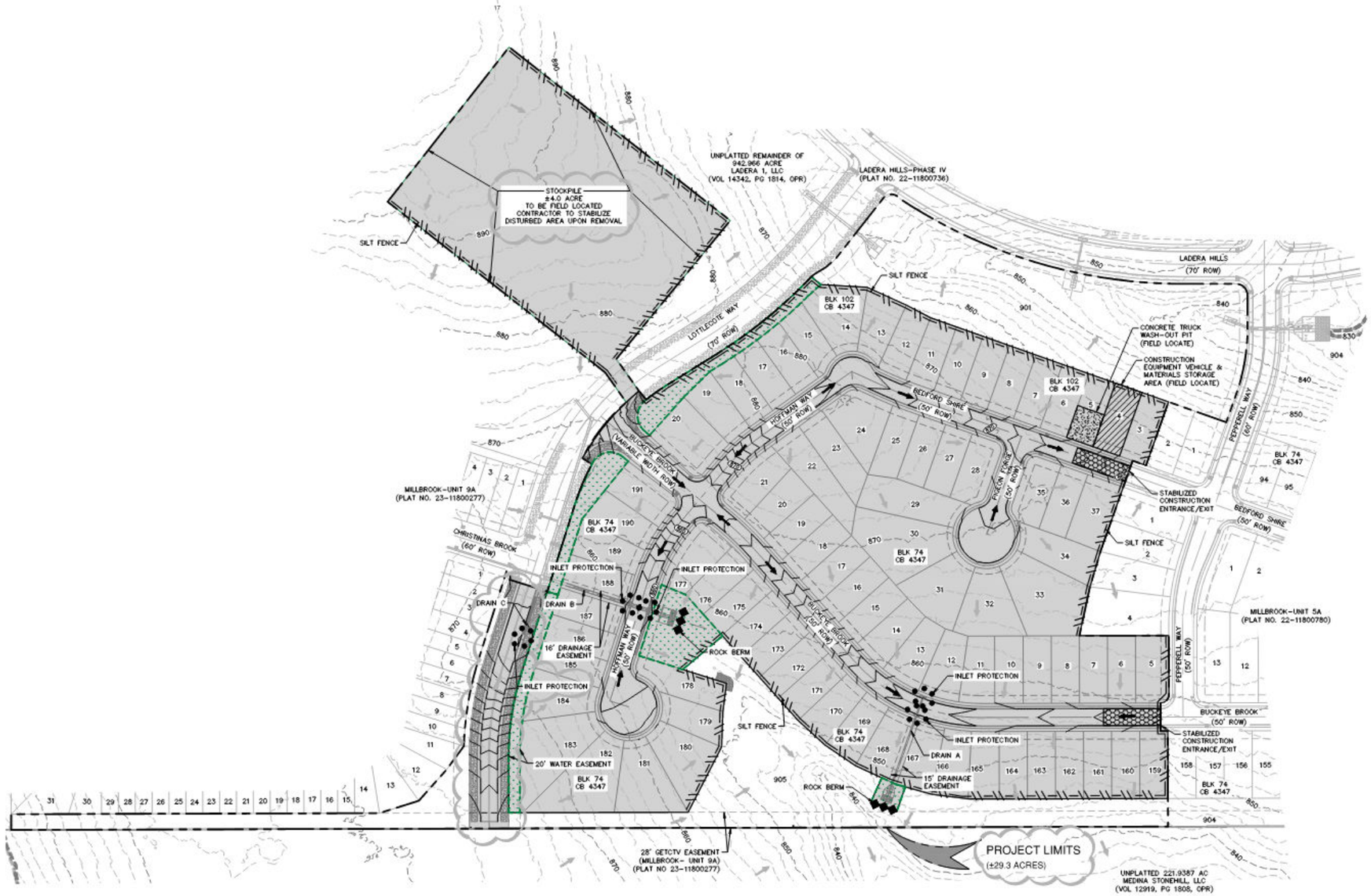
06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND





LOCATION MAP
NOT–TO–SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- UNIT BOUNDARY
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±23.2 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH–OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH–OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

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SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

NO.	REVISION	DATE
1.	REVISED DISTURBED AREA.	06/27/25

6/27/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 25–11800010
JOB NO. 6445–83
DATE JUNE 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C8.00

Date: Jun 27, 2025, 2:00pm User ID: cgillis
File: P:\6445\83\Design\Civil\SWPPP6445–83.dwg

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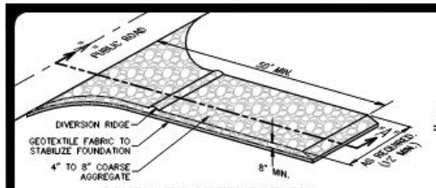
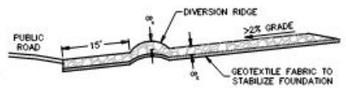


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

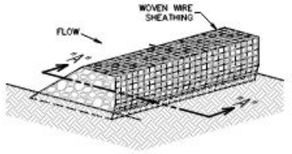
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

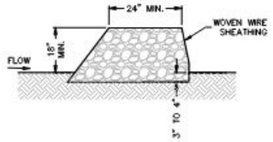
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

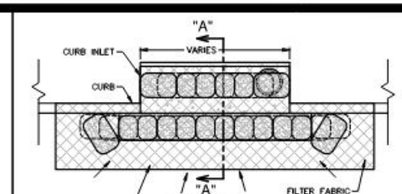
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

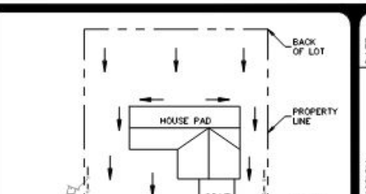
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

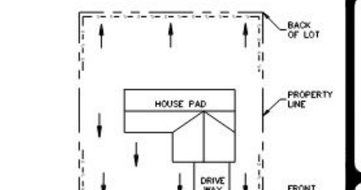
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

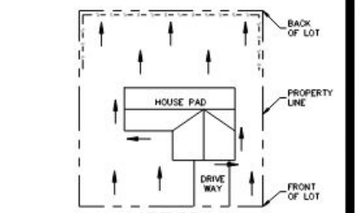
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

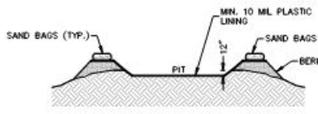
LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

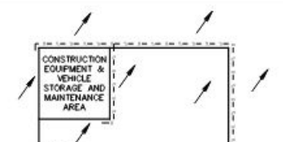
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

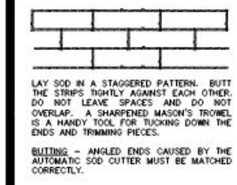
CONCRETE TRUCK WASHOUT PIT DETAIL

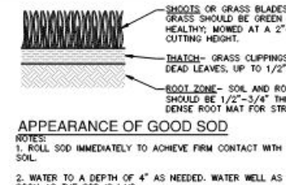
NOT-TO-SCALE



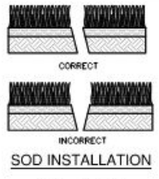
CONSTRUCTION STAGING AREA

NOT-TO-SCALE





APPEARANCE OF GOOD SOD



SOD INSTALLATION

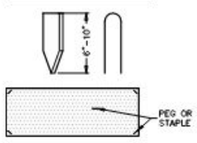
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY - AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG-348, SECTION 1.4.3)

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED BEFORE THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

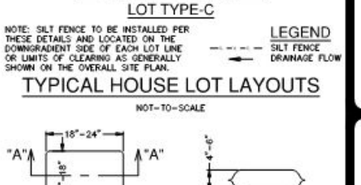
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW

SECTION "A-A"

NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO. REVISION | DATE

2/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 5B

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE FEBRUARY 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C8.10

Date: Feb 10, 2025, 3:51pm User ID: tTaylor
File: P:\6445\83\Design\Civil\SWPPP\6445-83.dwg

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MILLBROOK - UNIT 5B

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

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Sheet Title	Sheet Description	Sheet Number
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MASTER DRAINAGE PLAN		C1.00
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DRAIN B	PLAN AND PROFILE	C1.02
DRAIN C	PLAN AND PROFILE	C1.03
DRAINAGE DETAILS	(SHEET 1 OF 3)	C1.10
DRAINAGE DETAILS	(SHEET 2 OF 3)	C1.20
DRAINAGE DETAILS	(SHEET 3 OF 3)	C1.30
MANSFIELD MILL	PLAN AND PROFILE	C2.00
HOFFMAN WAY	PLAN AND PROFILE	C2.01
BUCKEYE BROOK	PLAN AND PROFILE	C2.02
PIGEON FORGE	PLAN AND PROFILE	C2.03
LOTTLECOTE WAY	PLAN AND PROFILE	C2.04
STREET DETAILS	(SHEET 1 OF 2)	C2.10
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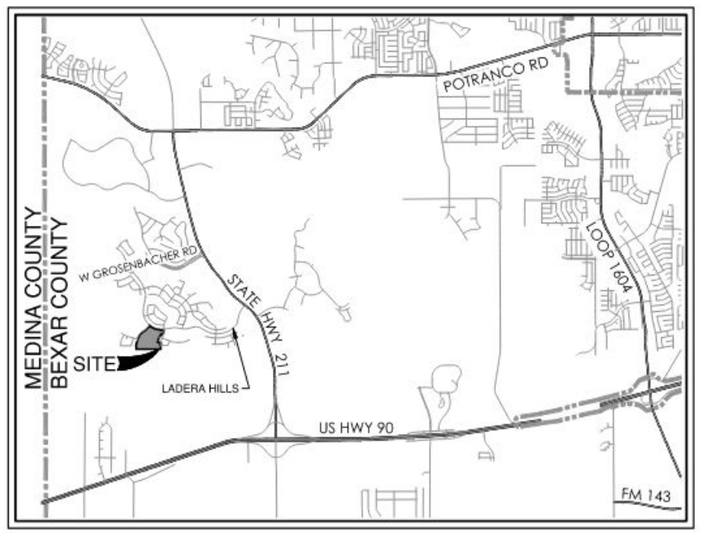
OVERALL SIGNAGE		C3.00
SIGNAGE DETAILS	(SHEET 1 OF 2)	C3.10
SIGNAGE DETAILS	(SHEET 2 OF 2)	C3.20



LOCATION MAP
NOT-TO-SCALE

SHEET INDEX

Sheet Title	Sheet Description	Sheet Number
OVERALL SANITARY SEWER PLAN		C4.00
EXISTING SANITARY SEWER LINE A	PLAN AND PROFILE	C4.01
EXISTING SANITARY SEWER LINE B	PLAN AND PROFILE	C4.02
SANITARY SEWER LINE C	PLAN AND PROFILE	C4.03
SANITARY SEWER LINE D	PLAN AND PROFILE	C4.04
SANITARY SEWER LINE E & F	PLAN AND PROFILE	C4.05
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SANITARY SEWER DETAILS		C4.20
OVERALL WATER DISTRIBUTION PLAN		C5.00
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WATER DISTRIBUTION DETAILS		C5.20
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OVERALL GRADING PLAN		C7.00
STORMWATER POLLUTION PREVENTION PLAN		C8.00
STORM WATER POLLUTION PREVENTION PLAN DETAILS		C8.10

PREPARED FOR:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410 SUITE 1155
SAN ANTONIO, TEXAS 78216

MARCH 2025

3/24/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SEWER: UPPER - SOUTH SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE# 210-403-6200 FAX#
SAWS BLOCK MAP# 068596 TOTAL EDU'S 83 TOTAL ACREAGE 24.382
TOTAL LINEAR FOOTAGE OF PIPE: 1,266 LF PLAT NO. 25-11800010
NUMBER OF LOTS 84 SAWS JOB NO. 25-1544

WATER: SAWS DSP PRESSURE ZONE 1080

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE# 210-403-6200 FAX#
SAWS BLOCK MAP# 068594 TOTAL EDU'S 84 TOTAL ACREAGE 24.382
TOTAL LINEAR FOOTAGE OF PIPE: 708 L.F. + 2,282 L.F. = PLAT NO. 25-11800010
NUMBER OF LOTS 84 SAWS JOB NO. ----

SHEET C0.00

PLAT NO. 25-11800010 PD JOB NO. 6445-83 MILLBROOK - UNIT 5B

Date: Mar 24, 2025, 1:06pm User ID: dBorroco
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Ultimate Development/Proposed Conditions Master Drainage Plan Calculations

(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas			Total Flowpath (ft)	Overland/Sheet Flow*			Shallow Concentrated Flow**					Channelized Flow**			$T_{C\text{-}TOT}$	Rational Method Q=CIA		
		WATERSHED	Area (Ac)	C		L_O (FT)	S_O (ft/ft)	T_O* (MIN)	L_{SC} (FT)	Condition^^^	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MIN)	L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)		IDF Curve: COSA_A14_PA4 Return Year	Intensity (in/hr)	Q (cfs)
50	DRAIN / STREET CAPACITY	AW	4.68	0.72	1,210	100	0.015	15	1,050	P	0.036	3.9	4.5	-	-	-	19	5	4.63	15.6
																	19	25	6.37	21.5
																	19	100	7.93	26.7
58	DRAIN	BG	3.12	0.80	405	100	0.015	12	305	P	0.050	4.5	1.1	-	-	-	13	5	5.61	14.0
																	13	25	7.82	19.5
																	13	100	9.76	24.4
59	9A DRAIN	BB+BC+BD+BG+BH	25.60	0.80	1,915	95	0.010	13	1,048	P	0.035	3.8	4.6	772	11.3	1.1	18	5	4.78	97.5
																	18	25	6.56	134.3
																	18	100	8.16	167.1
62	HOFFMANN WAY DRAIN	BB+BC+BD+BG+BH+BL	30.59	0.78	2,112	95	0.010	13	1,048	P	0.035	3.8	4.6	969	10.8	1.5	19	5	4.63	110.5
																	19	25	6.37	152.0
																	19	100	7.93	189.2
63	HOFFMANN WAY STREET CAPACITY	BL	4.99	0.69	610	100	0.015	12	510	P	0.035	3.8	2.2	-	-	-	14	5	5.42	18.7
																	14	25	7.53	25.9
																	14	100	9.39	32.3
76	DRAIN	BM	5.12	0.69	606	100	0.015	12	506	P	0.040	4.1	2.1		6.0	-	14	5	5.42	19.1
																	14	25	7.53	26.6
																	14	100	9.39	33.2

Rational Method Time of Concentration
*Seelye Chart
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 ft/s
^Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Figure 3-1***
S: For Streets: n = 0.018, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps





LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

LEGEND:

- PROJECT LIMITS
- 890 EXISTING 10' CONTOUR
- PROPOSED DRAINAGE AREAS
- EXISTING DRAINAGE AREAS
- DRAINAGE FLOW ARROW
- 390' LENGTH OF FLOW
- B LOT GRADING TYPE
- (1) DRAINAGE CALCULATION POINT
- PRE-PROJECT ATLAS 14 1% A.C. EXISTING CONDITIONS FLOODPLAIN
- PROPOSED ATLAS 14 1% A.C. FUTURE CONDITIONS FLOODPLAIN
- 868.0 MINIMUM FINISHED FLOOR ELEVATION

NO.	REVISION	DATE

6/24/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

MASTER DRAINAGE PLAN

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE JUNE 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C1.00

Date: Jun 24, 2025, 4:22pm User ID: cgillis
File: P:\6445\83\Design\Civil\MB6445-83.dwg

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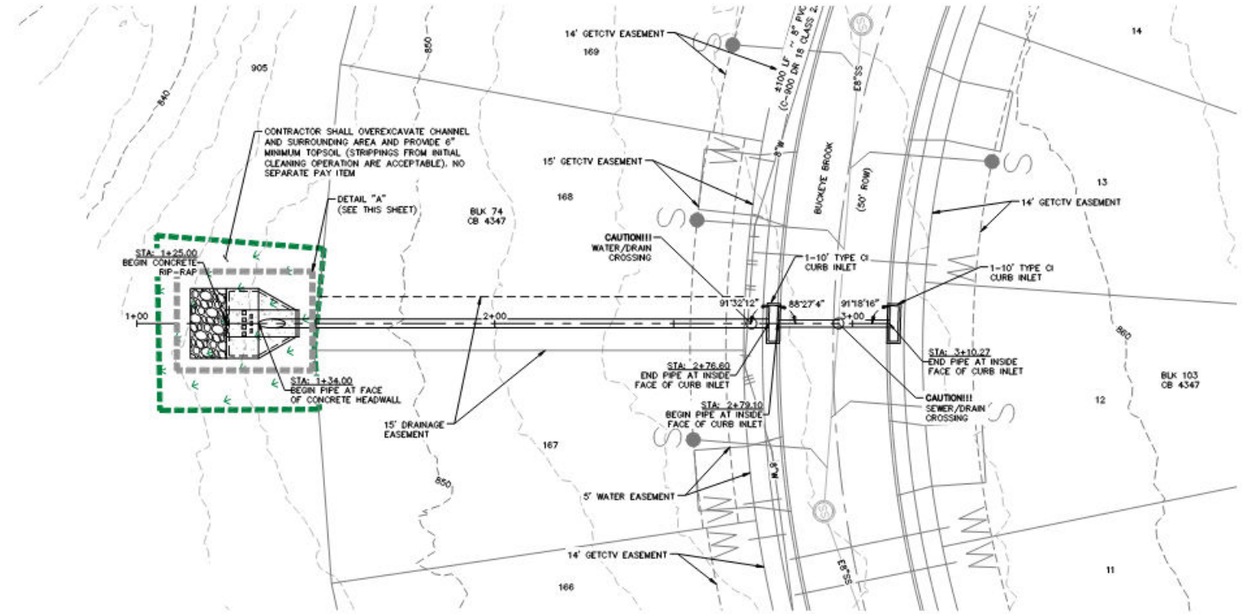
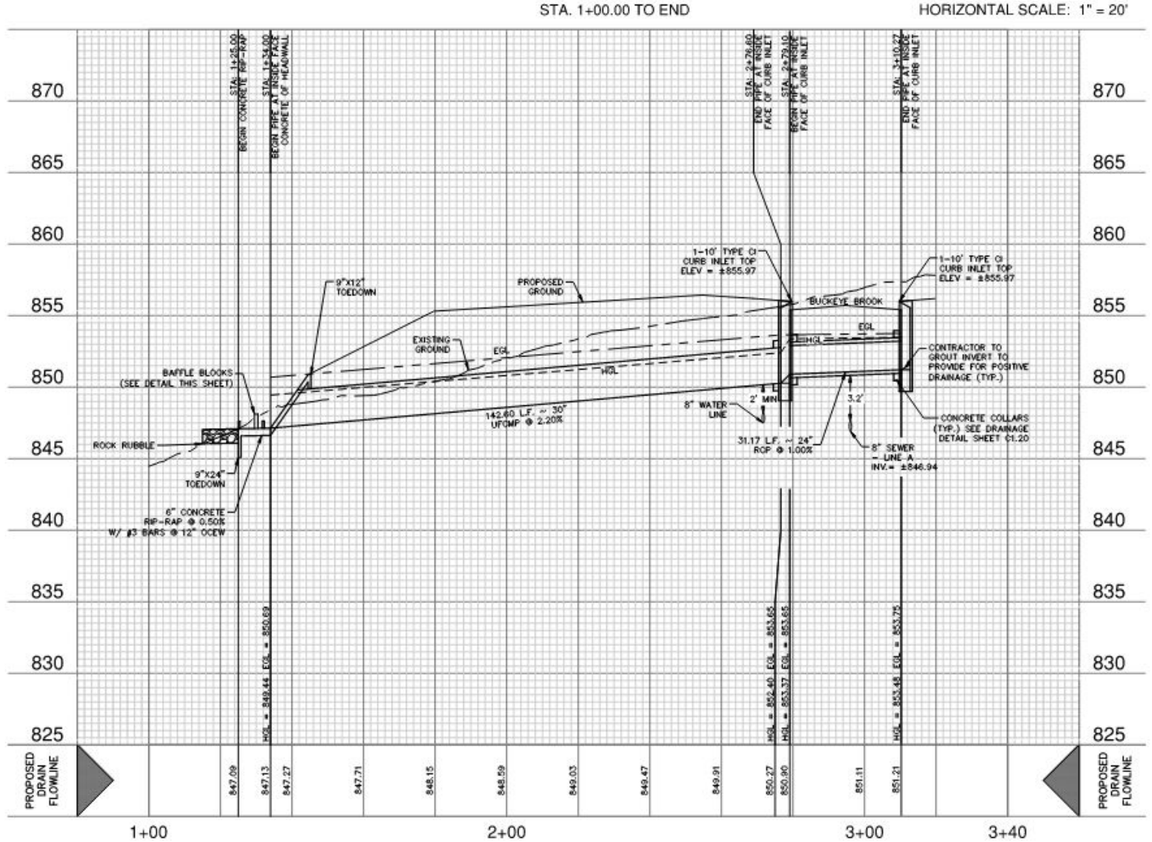


DRAIN A
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



HYDRAULIC CALCULATIONS-DRAIN "A"

TOTAL Q_{25} = 26.6 CFS

Q_{25} = 26.6 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.50, g = 32.2, c = 0.70

$$L = \frac{26.6 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 12.88 FT USE 2 ~ 10 FT CURB INLETS

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{26.6}{(3.087)\ (20)}\right)^{2/3} = 0.57 \text{ FT.}$$

h = 0.57 < 0.79 OK

1 - 30" UFCMP HYDRAULIC CALCULATION STA 1+34.00 TO 2+77.60

Q_{25} = 26.60 CFS
n = 0.013
S = 2.20%
Sf = 0.42%
dn = 2.31'
Vn = 8.42 FPS

1 - 24" RCP HYDRAULIC CALCULATION STA 2+79.10 TO 3+10.27

Q_{25} = 26.6 CFS/2 = 13.3 CFS
n = 0.013
S = 1.00%
Sf = 0.35%
dn = 2.00'
Vn = 4.23 FPS



LOCATION MAP

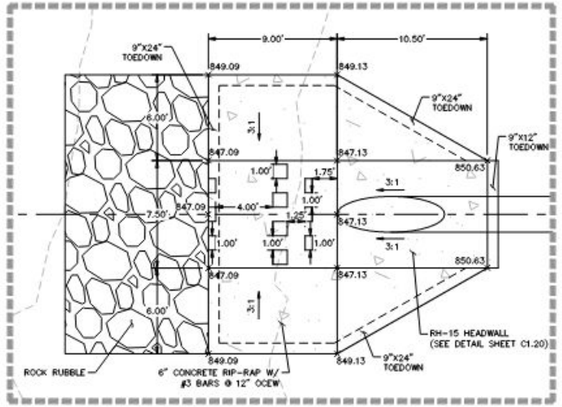
NOT-TO-SCALE

SCALE: 1" = 20'

0' 20' 40' 60'

DRAINAGE LEGEND

PROJECT LIMITS
EXISTING CONTOUR 690
PROPOSED WATER W
PROPOSED SEWER SS
EXISTING WATER W
EXISTING SEWER SS
100-YEAR LOMR DFIRM FLOODPLAIN
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN



DETAIL "A"
SCALE 1" = 5'

DRAINAGE & GRADING NOTES:

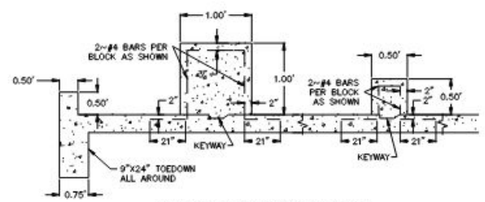
1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.



BAFFLE BLOCK DETAIL
NOT-TO-SCALE

NO. REVISION | DATE

3/24/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

DRAIN A
PLAN AND PROFILE

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE MARCH 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C1.01

Date: Mar 24, 2025, 3:04pm User ID: JBonnie
File: P:\6A\65\83\Design\Civil\Archive\250324 DRA6445-83.dwg

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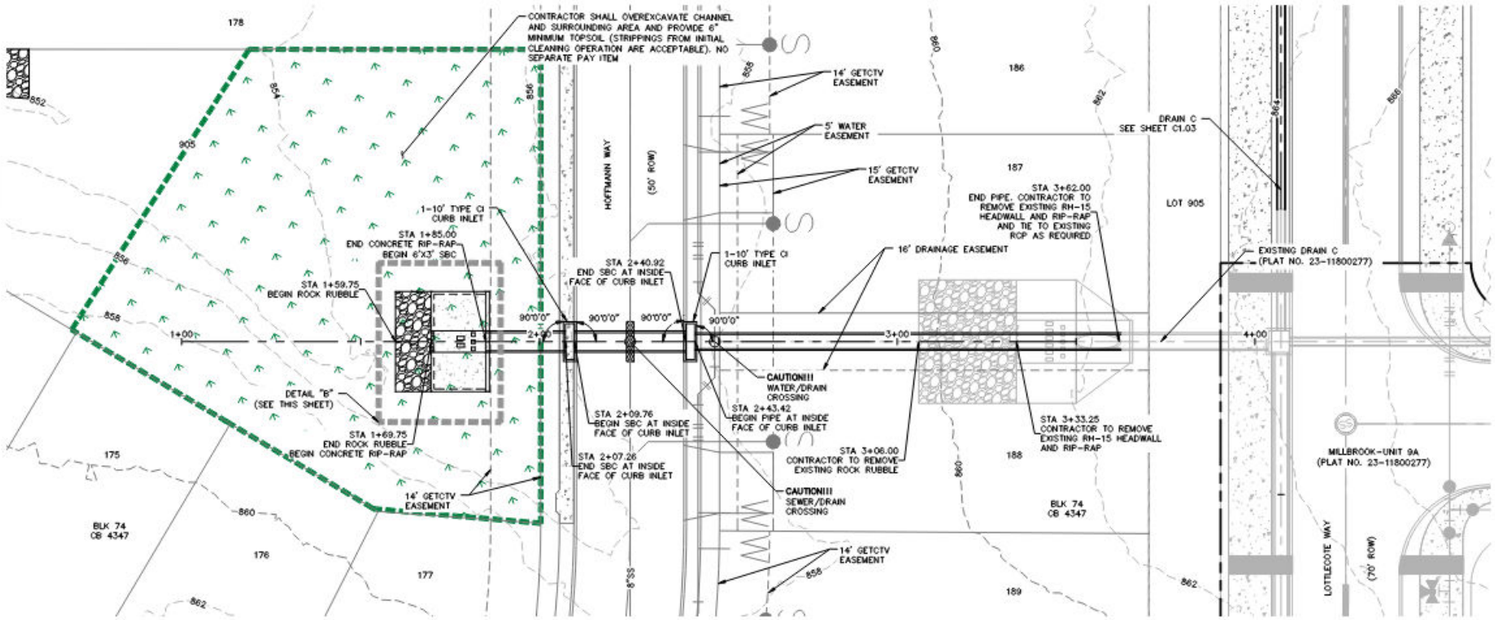


HYDRAULIC CALCULATIONS-DRAIN "B"

TOTAL Q_{25} = 25.9 CFS

Q_{25} = 25.9 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.50, g = 32.2, c = 0.70

$$L = \frac{25.9\ CFS}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 12.54 FT USE 2 ~ 10 FT CURB INLETS

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{25.9}{(3.087)\ (20)}\right)^{2/3} = 0.56\ FT.$$

h = 0.56 < 0.79 OK

1 - 6'X3' SBC HYDRAULIC CALCULATION STA 1+85.00 TO 2+07.26

Q_{25} = 152.00 CFS
n = 0.013
S = 0.50%
Sf = 0.86%
dn = 3.00'
Vn = 10.13 FPS

1 - 6'X3' SBC HYDRAULIC CALCULATION STA 2+09.76 TO 2+40.92

Q_{25} = 134.30 + 25.9/2 = 147.25 CFS
n = 0.013
S = 0.50%
Sf = 0.80%
dn = 2.96'
Vn = 9.95 FPS

1 - 48" UFCMP HYDRAULIC CALCULATION STA 2+43.42 TO 3+62.00

Q_{25} = 134.30 CFS
n = 0.013
S = 1.00%
Sf = 0.87%
dn = 3.07'
Vn = 12.98 FPS



LOCATION MAP
NOT-TO-SCALE

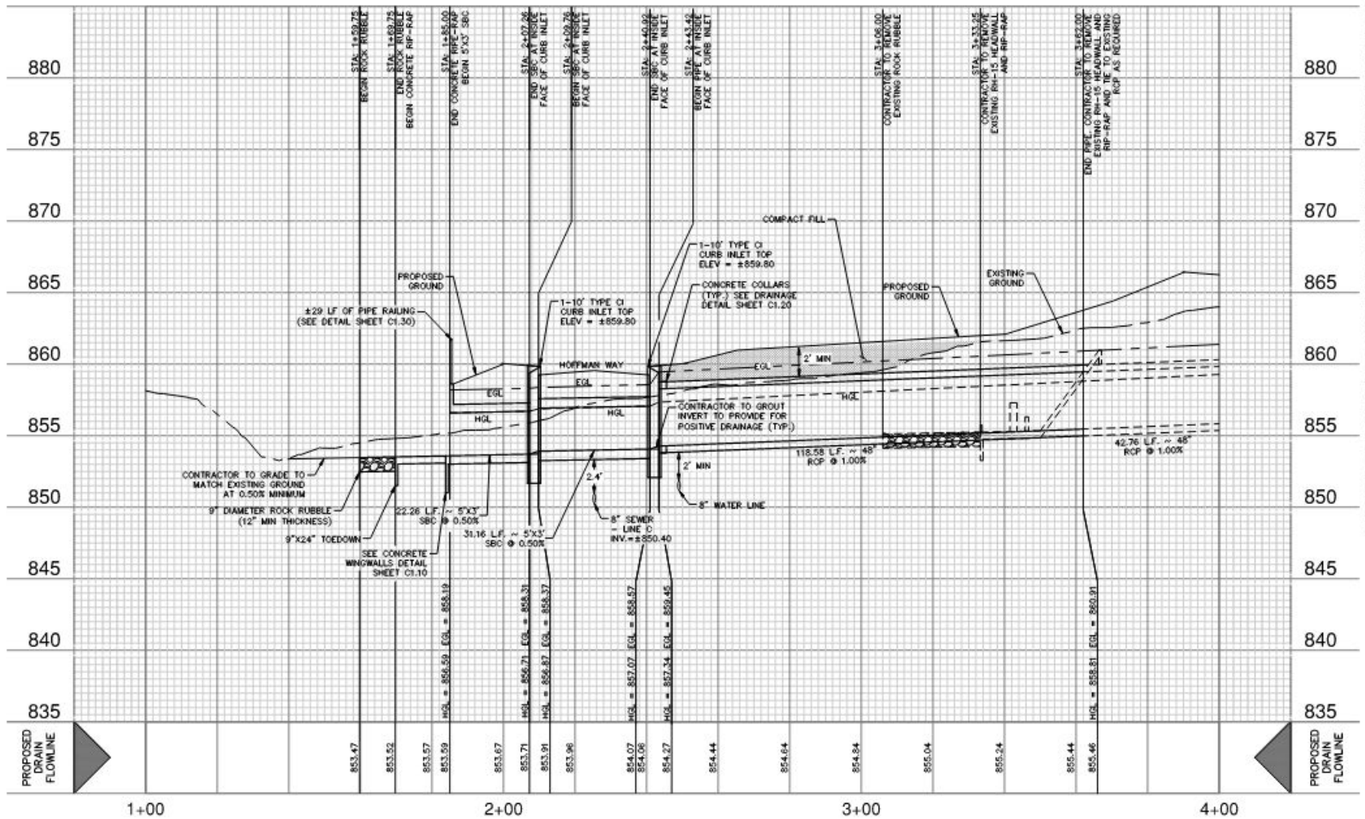
SCALE: 1" = 20'
0' 20' 40' 60'

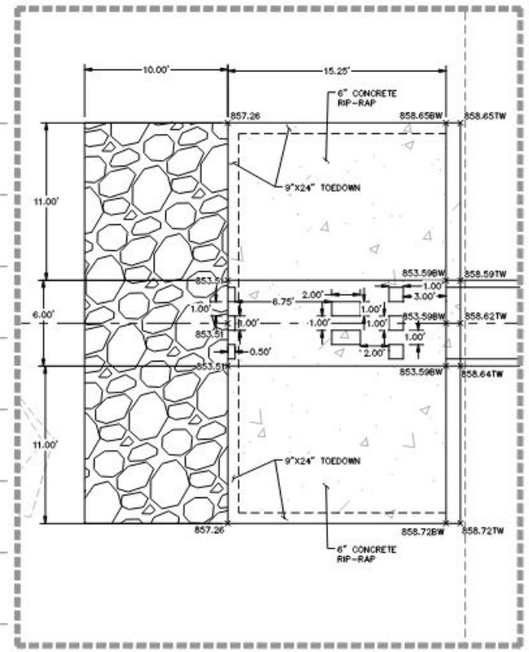
DRAINAGE LEGEND

PROJECT LIMITS
EXISTING CONTOUR 690
PROPOSED WATER W
PROPOSED SEWER SS
EXISTING WATER W
EXISTING SEWER SS
100-YEAR LOMR DFIRM FLOODPLAIN
100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN

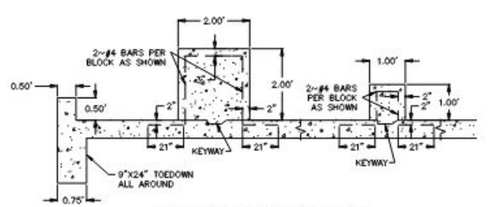
DRAIN B
STA. 1+00.00 TO 3+62.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'





DETAIL "B"
SCALE 1" = 5'



BAFFLE BLOCK DETAIL
NOT-TO-SCALE

DRAINAGE & GRADING NOTES:

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4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

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NO.	REVISION	DATE

6/30/2025

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PAPE-DAWSON ENGINEERS
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

DRAIN B
PLAN AND PROFILE

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE JUNE 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C1.02

Date: Jun 30, 2025, 9:07am User ID: cgillis
File: P:\6445\83\Design\Civil\DRB6445-83.dwg

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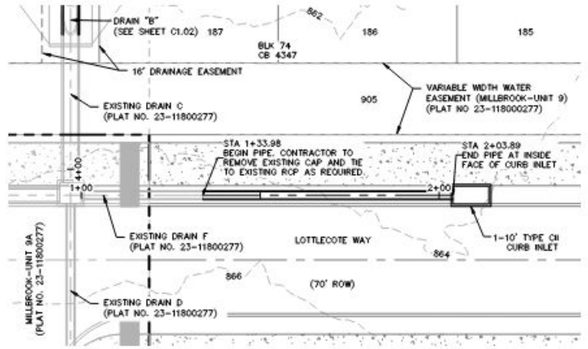
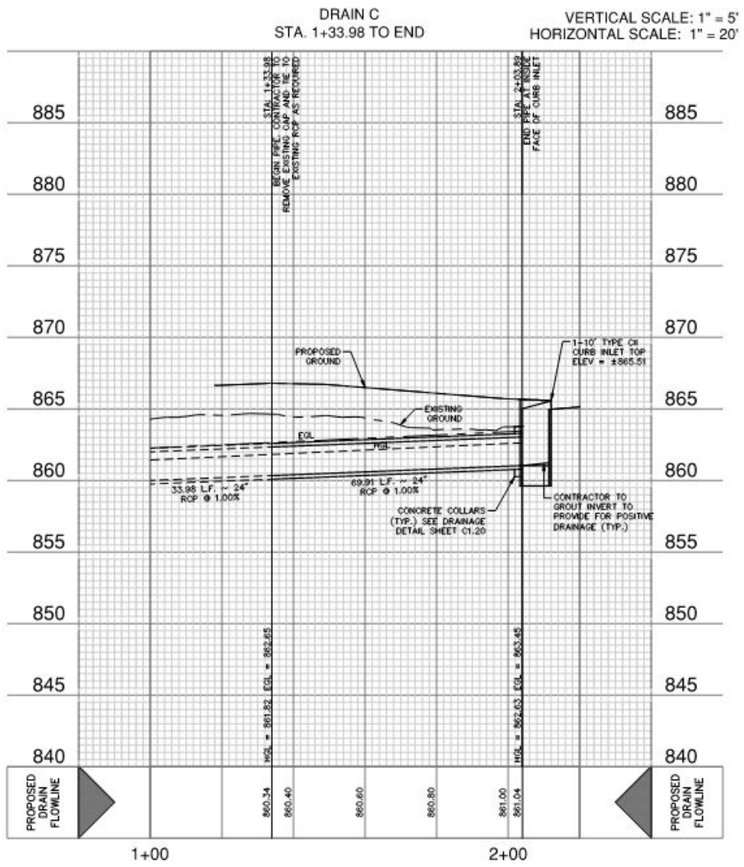




1 - 24" RCP HYDRAULIC CALCULATION STA 1+33.98 TO 2+03.89

Q_{25} = 19.5 CFS
n = 0.013
S = 1.00%
Sf = 0.74%
dn = 1.43'
Vn = 8.10 FPS

HYDRAULIC CALCULATIONS-DRAIN "C"

TOTAL Q_{25} = 19.5 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.50, g = 32.2, c = 0.70

$$L = \frac{19.5 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 9.44 FT USE 1 ~ 10 FT CURB INLETS

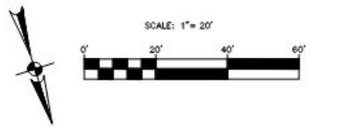
CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{19.5}{(3.087)\ (10)}\right)^{2/3} = 0.74 \text{ FT.}$$

h = 0.74 < 0.79 OK



LOCATION MAP
NOT-TO-SCALE



DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR 690
- PROPOSED WATER W
- PROPOSED SEWER SS
- EXISTING WATER W
- EXISTING SEWER SS
- 100-YEAR LOMR DFIRM FLOODPLAIN
- 100-YEAR (ATLAS-14) ULTIMATE DEVELOPMENT FLOODPLAIN

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
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4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

3/24/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

DRAIN C
PLAN AND PROFILE

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE MARCH 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C1.03

Date: Mar 24, 2025, 3:41pm User ID: JBonnoo
File: P:\6445\83\Design\Civil\DR\6445-83.dwg
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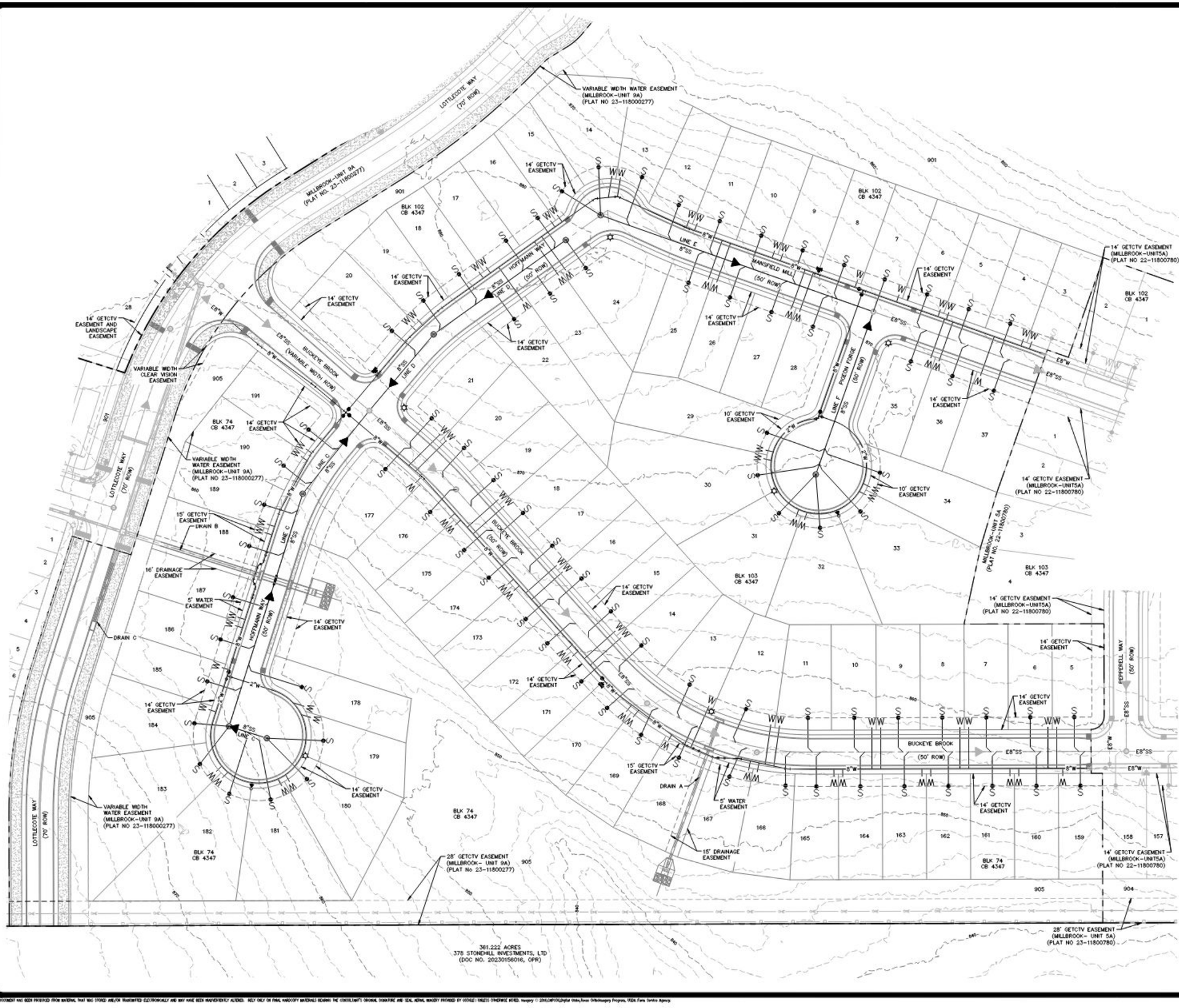



LOCATION MAP
NOT-TO-SCALE

0' 50' 100' 150'
SCALE: 1"= 50'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	FIRE HYDRANT W
PROPOSED WYE & LATERAL	
SINGLE WATER SERVICE	
PROPOSED STREET LIGHTS	
EXISTING STREET LIGHTS	

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT ANY CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

2/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100338-00

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN

PLAT NO.	25-11800010
JOB NO.	6445-83
DATE	FEBRUARY 2025
DESIGNER	JP
CHECKED BAC	DRAWN CG
SHEET	C6.00

Date: Feb 10, 2025, 3:49pm User ID: rTaylor
File: P:\6445\83\Design\Civil\00\6445-83.dwg

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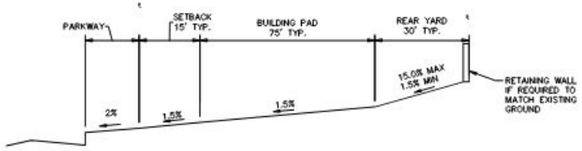
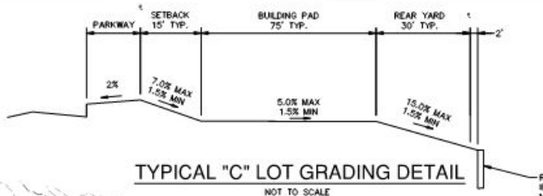


TYPICAL "A" LOT GRADING DETAIL

NOT TO SCALE



TYPICAL "C" LOT GRADING DETAIL

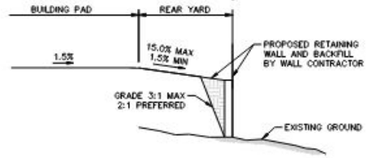
NOT TO SCALE





LOCATION MAP

NOT-TO-SCALE



GRADING DETAIL AT RETAINING WALLS

NOT TO SCALE

GRADING LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- TYPICAL HOUSE PAD
- RETAINING WALL (CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN)

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).

11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.

12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).

15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.

16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.

19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

NO.	REVISION	DATE

6/30/2025

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Rebecca Carroll, P.E. #92666 on 6/30/2025 This document is not to be used for CONSTRUCTION.

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 5B

BEXAR COUNTY, TEXAS

OVERALL GRADING PLAN

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE JUNE 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C7.00

Date: Jun 30, 2025, 9:04am User ID: cgillis
File: P:\64\65\83\Design\Civil\GR6445-83.dwg
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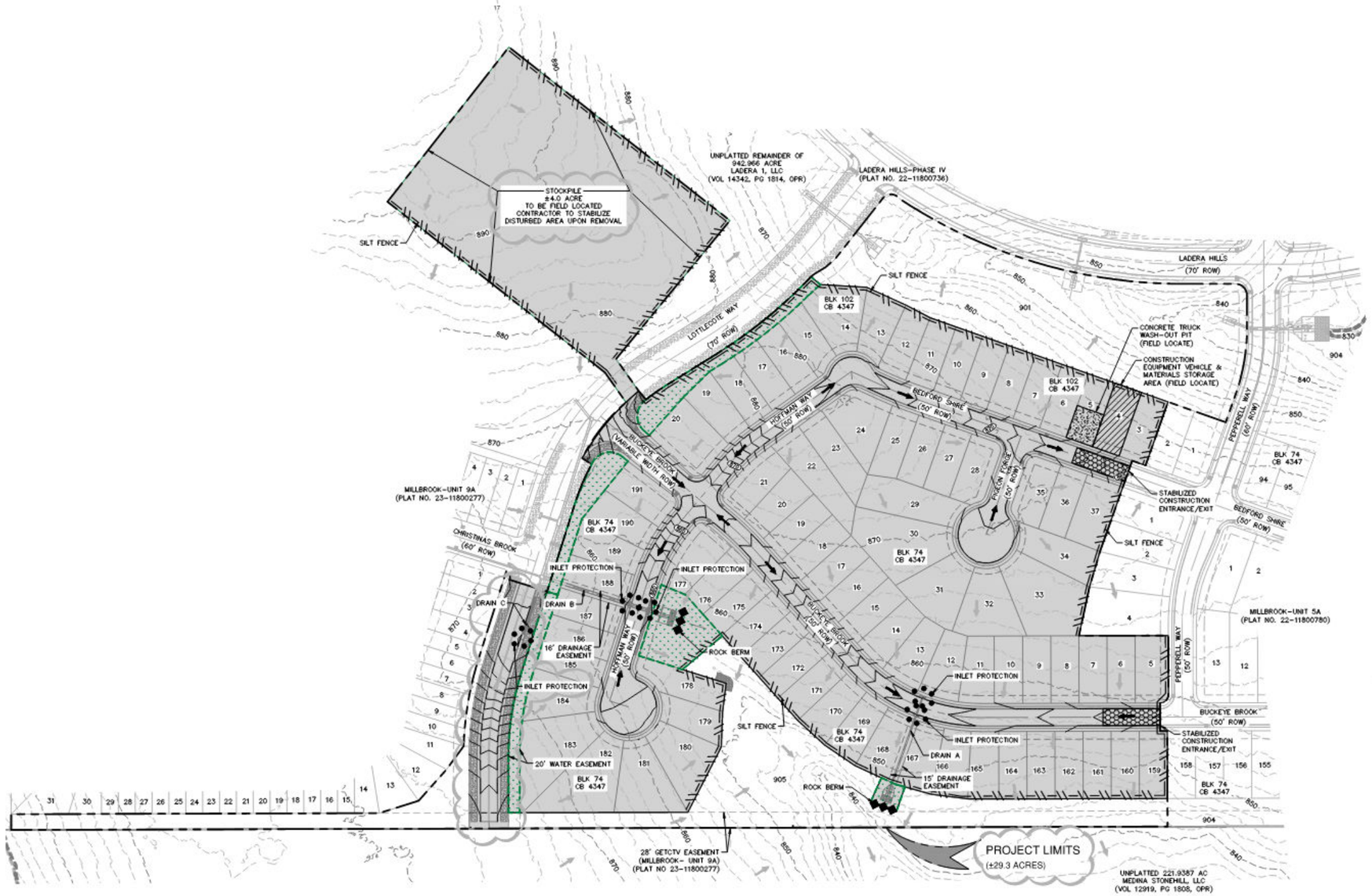



LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

SWPPP LEGEND

- PROJECT LIMITS
- UNIT BOUNDARY
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±23.2 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH–OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH–OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA [ ] DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES.

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES–STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE
1.	REVISED DISTURBED AREA.	06/27/25

6/27/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 5B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 25–11800010
JOB NO. 6445–83
DATE JUNE 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C8.00

Date: Jun 27, 2025, 2:00pm User ID: cgillis
File: P:\6445\83\Design\Civil\SWPPP\6445-83.dwg

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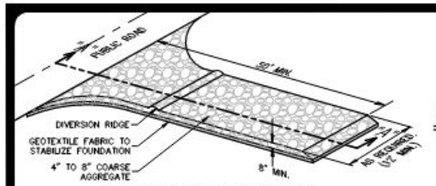
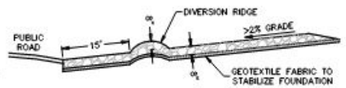


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

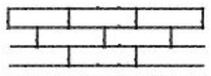
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

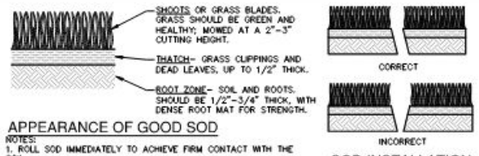
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



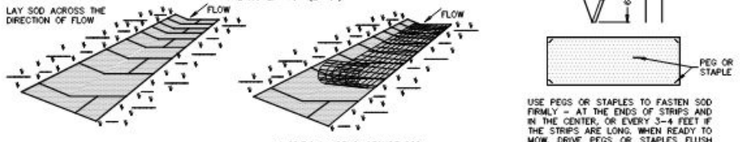
APPEARANCE OF GOOD SOD

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

SOD INSTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY - AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

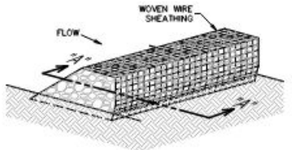
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

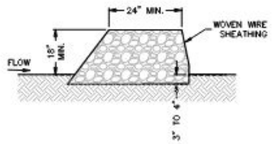
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

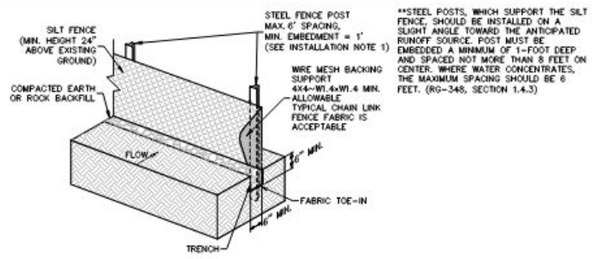
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG-348, SECTION 1.4.3)

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED THE SAME GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

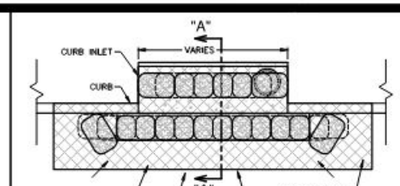
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

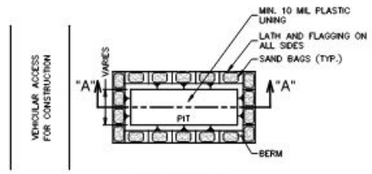
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

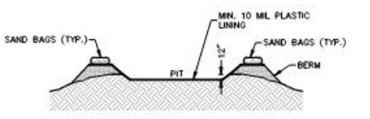
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

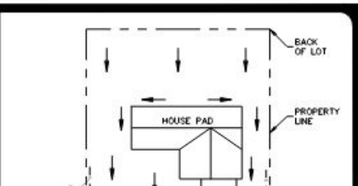
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

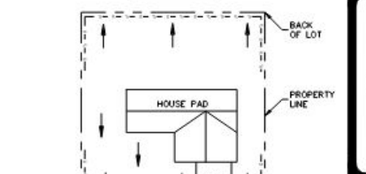
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

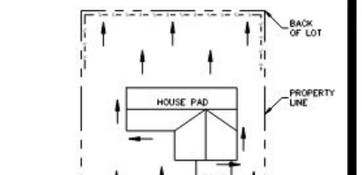
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



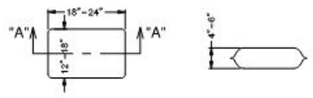
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



PLAN VIEW

SECTION "A-A"

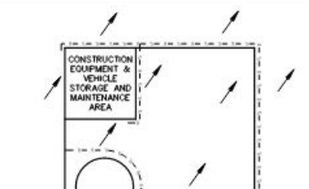
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LEGEND
SILT FENCE
FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO. REVISION | DATE

2/10/2025

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 5B

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 25-11800010
JOB NO. 6445-83
DATE FEBRUARY 2025
DESIGNER JP
CHECKED BAC DRAWN CG
SHEET C8.10

Date: Feb 10, 2025, 3:51pm User ID: tTaylor
File: P:\6445\83\Design\Civil\SWPPP\6445-83.dwg

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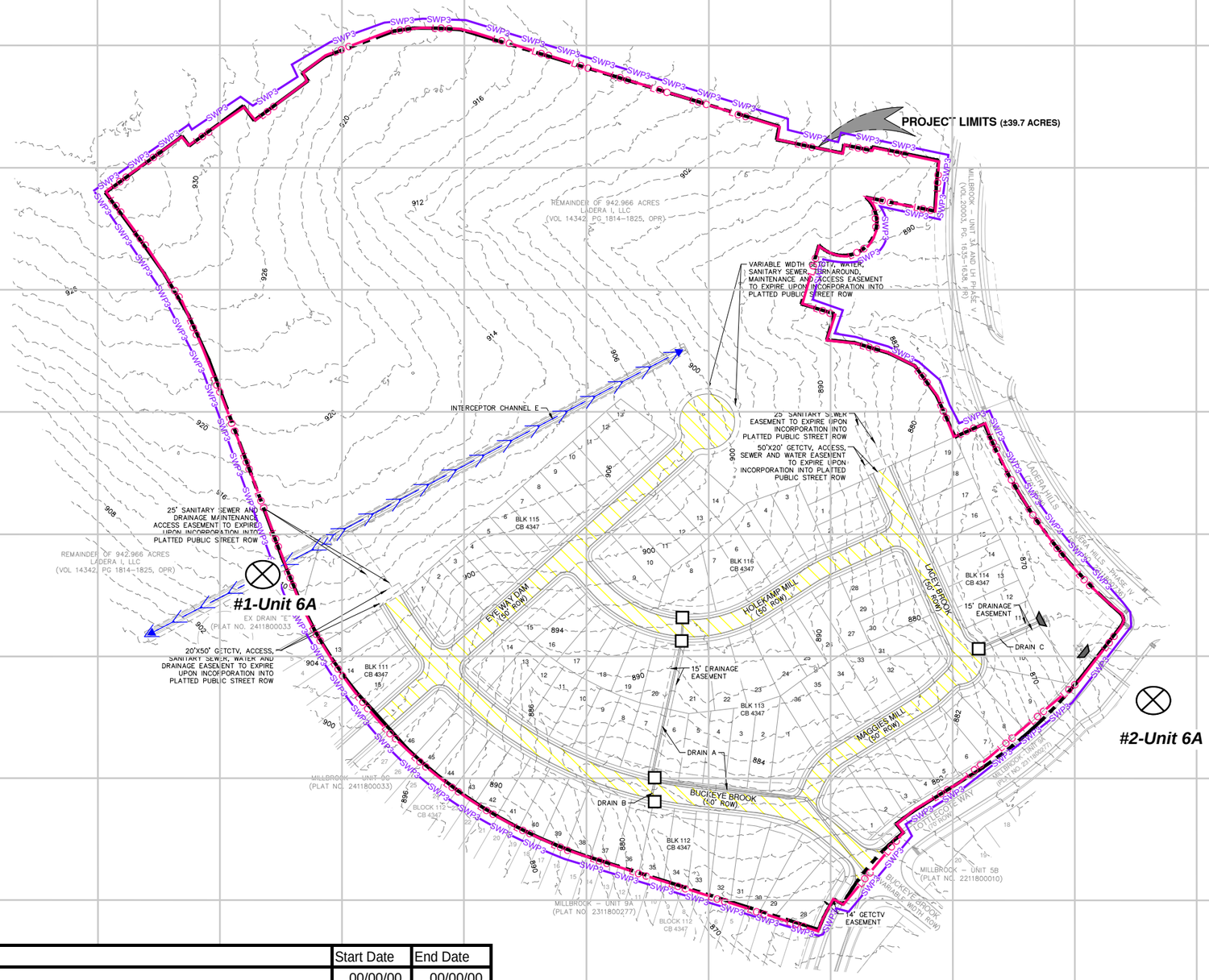


Construction Activity	Start Date	End Date
1. Clearing grubbing the entire site	00/00/00	00/00/00
2. Rough grade of detention basin, drainage channel, lots, and street.	00/00/00	00/00/00
3. Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, comms)	00/00/00	00/00/00
4. Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
5. Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

N
W E
S

MILLBROOK - UNIT 6A

ENVIRONMENTAL MANAGEMENT GROUP, LLC
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.

DRAWN BY: SM

SHEET 01

EMG

BMP MAP GENERAL NOTES

Lot # — NOT UNDER SWP3 CONTROL
TRANSFERRED TO ANOTHER OPERATOR

Good House Keeping BMPs

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

BMP MAP SITE LEGEND

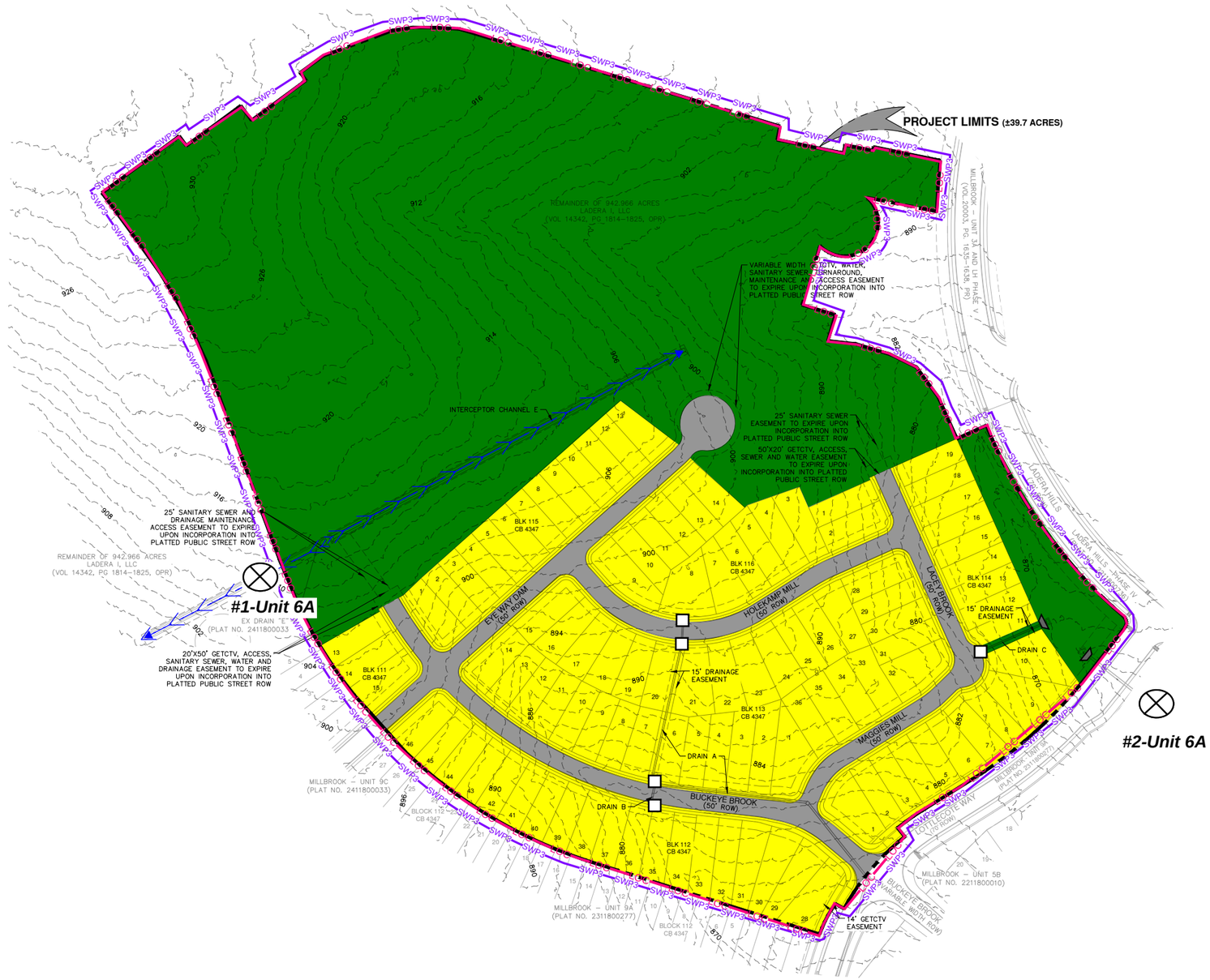
- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- POND
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED

ENVIRONMENTAL MANAGEMENT GROUP, LLC
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES MAP LEGEND

06/2023



MILLBROOK - UNIT 6A

ENVIRONMENTAL MANAGEMENT GROUP, LLC
LAND DEVELOPMENT | BMP STABILIZATION MAP

REV. NO.

DRAWN BY: SM

SHEET 01

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

BMP MAP GENERAL NOTES

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TRANSFERRED TO ANOTHER OPERATOR

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*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

BMP MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
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Structural Erosion And Sediment Controls

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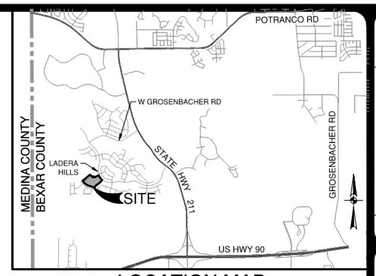
ENVIRONMENTAL MANAGEMENT GROUP, LLC
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES MAP LEGEND

06/2023

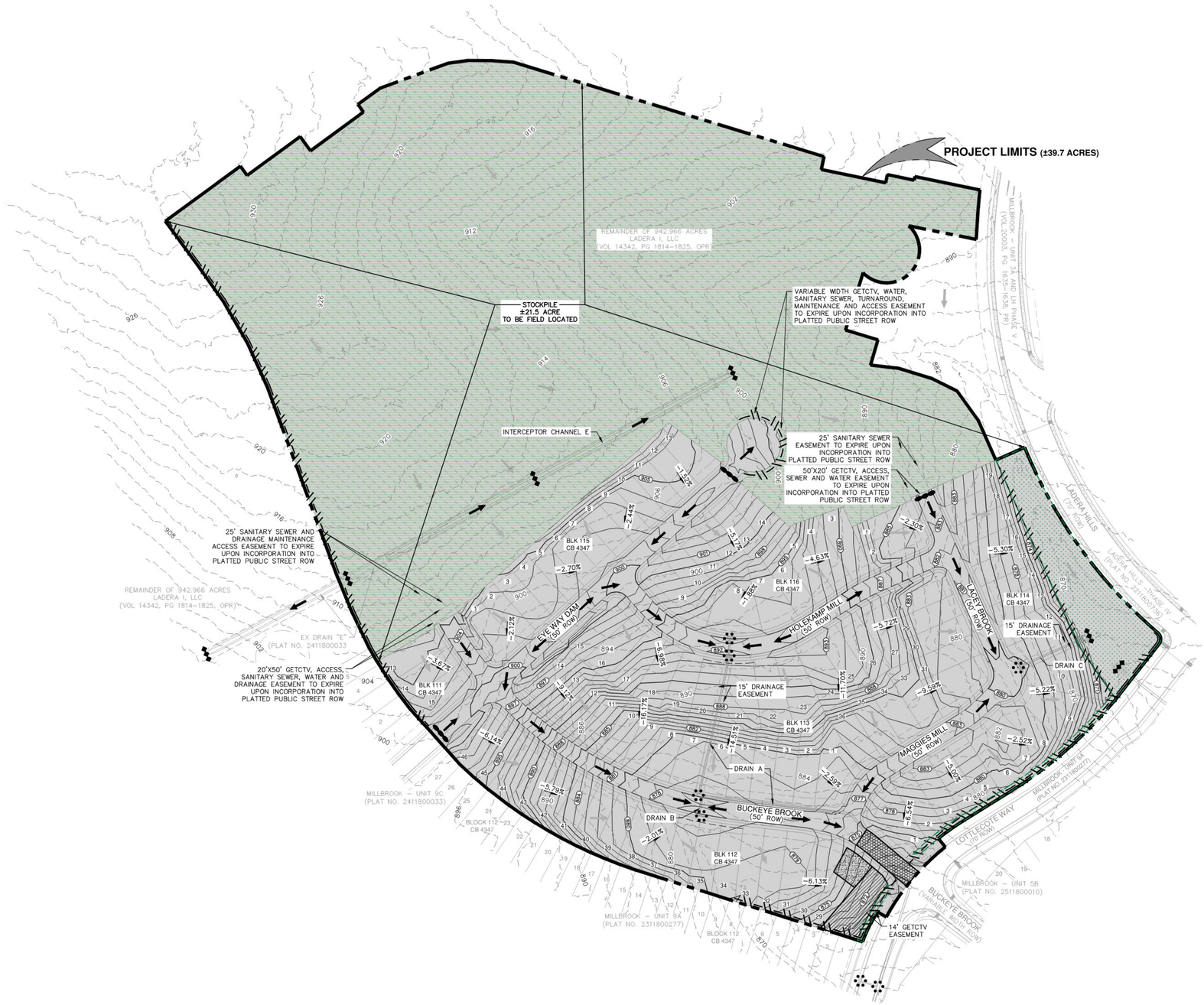
SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'
0' 100' 200' 300'



SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±39.7 AC)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES.

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NO.	REVISION	DATE

STATE OF TEXAS
BRUNA F. SPENGLER
127547
LICENSED
PROFESSIONAL ENGINEER
7/3/25

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C8.00

Date: Jul 03, 2025, 11:15am User ID: gkillebrew
File: P:\6445\87\Design\Civil\SWPPP644587.dwg

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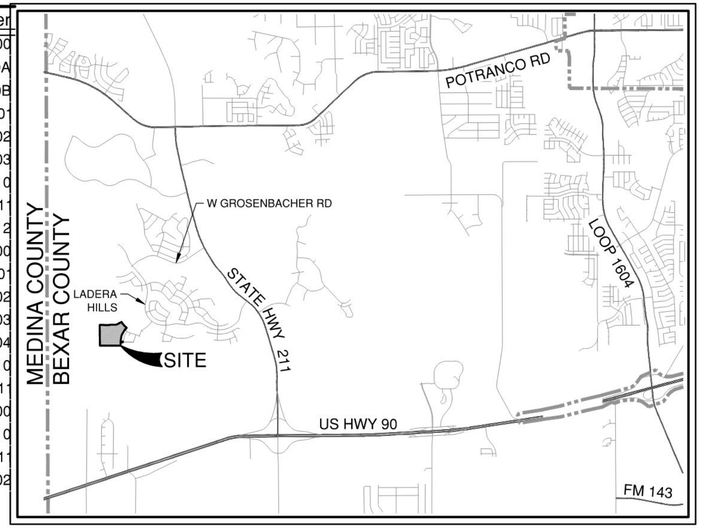
MILLBROOK - UNIT 6A

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

Sheet List Table

Sheet Title		Sheet Number
COVER SHEET		C0.00
MASTER DRAINAGE PLAN (ULTIMATE CONDITIONS)		C1.00A
MASTER DRAINAGE PLAN (PROPOSED CONDITIONS)		C1.00B
DRAIN A	PLAN & PROFILE (STA. 7+48 61 TO END)	C1.01
DRAINS B & C	PLAN & PROFILE	C1.02
INTERCEPTOR CHANNEL E	PLAN & PROFILE (STA. 1+00.00 TO END)	C1.03
DRAINAGE DETAILS	(SHEET 1 OF 3)	C1.10
DRAINAGE DETAILS	(SHEET 2 OF 3)	C1.11
DRAINAGE DETAILS	(SHEET 3 OF 3)	C1.12
BUCKEYE BROOK	PLAN AND PROFILE (STA. 26+12.71 TO END)	C2.00
EYE WAY DAM	PLAN & PROFILE (STA. 18+61.70 TO END)	C2.01
HOLEKAMP MILL	PLAN & PROFILE (STA. 10+00 TO END)	C2.02
LACEY BROOK	PLAN & PROFILE (STA. 10+00 TO END)	C2.03
MAGGIES MILL	PLAN & PROFILE (STA. 10+00 TO END)	C2.04
STREET DETAILS	(SHEET 1 OF 2)	C2.10
STREET DETAILS	(SHEET 2 OF 2)	C2.11
SIGNAGE PLAN		C3.00
SIGNAGE DETAILS	(SHEET 1 OF 2)	C3.10
SIGNAGE DETAILS	(SHEET 2 OF 2)	C3.11
SANITARY SEWER LINE A	PLAN & PROFILE (STA. 6+50 TO END)	C4.02



LOCATION MAP
NOT-TO-SCALE

Sheet List Table

Sheet Title		Sheet Number
DRAINAGE DETAILS	(SHEET 3 OF 3)	C1.12
OVERALL SANITARY SEWER PLAN		C4.00
SANITARY SEWER LINE A	PLAN & PROFILE (STA. 1+00 TO 6+50)	C4.01
SANITARY SEWER LINE A	PLAN & PROFILE (STA. 6+50 TO END)	C4.02
SANITARY SEWER LINE B	PLAN & PROFILE (STA. 1+00 TO END)	C4.02
SANITARY SEWER LINE C	PLAN & PROFILE (STA. 1+00 TO END)	C4.03
SANITARY SEWER LINE D	PLAN & PROFILE (STA. 1+00 TO END)	C4.04
SANITARY SEWER DETAILS		C4.10
SANITARY SEWER NOTES		C4.11
OVERALL WATER DISTRIBUTION PLAN		C5.00
WATER DISTRIBUTION PLAN DETAILS		C5.10
WATER DISTRIBUTION PLAN NOTES		C5.11
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORM WATER POLLUTION PREVENTION PLAN		C8.00
SWPPP DETAILS		C8.10

PREPARED FOR:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

JUNE 2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SEWER: UPPER MEDINA RIVER SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 104 TOTAL ACREAGE 18.06
TOTAL LINEAR FOOTAGE OF PIPE: 2888 LF-8" PLAT NO. 25-11800007
NUMBER OF LOTS 104 SAWS JOB NO. -----

WATER: SAWS DSP PRESSURE ZONE 1080

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 104 TOTAL ACREAGE 18.06
TOTAL LINEAR FOOTAGE OF PIPE: 2372 LF-8" PLAT NO. 25-11800007
NUMBER OF LOTS 104 SAWS JOB NO. -----

SHEET C0.00

PLAT NO. 25-11800007 PD JOB NO. 6445-87 MILLBROOK - UNIT 6A

Date: Jun 27, 2025, 12:30pm User ID: gkitetrew
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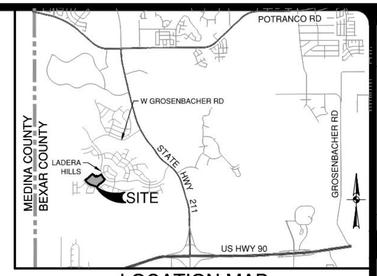

LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'

SCALE: 1"= 100'

MASTER DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- RUNOFF FLOW PATH
- DRAINAGE AREA BOUNDARY
- FHA LOT GRADING TYPE — A,B,C
- PROPOSED DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT — (11)
- DRAINAGE AREA — AREA A2 3.60 AC

Accumulated Flow Rates

Ref. Point	Return Year	Contributing Flow						Reference Sub-point			
		Upstream Watershed		Upstream Surface Bypass		Upstream Pipe Flow		T	C	B	P
		Name	$Q_{WATERSHED}$ (cfs)	Surf Byp. Upstream Ref. Point	$Q_{SURF-UP}$ (cfs)	Pipe Upstream Ref. Point	$Q_{PIPE-UP}$ (cfs)	$Q_{INLET,TOTAL}$ (cfs)	$Q_{CAPTURED}$ (cfs)	Q_{BYPASS} (cfs)	Q_{PIPE} (cfs)
80A	5	BF	15.0	NA	0.0	N/A	0.0	**15.0**	15.0	4.2	10.8
	25		20.6		0.0		0.0	**20.6**	20.6	7.7	12.9
	100		25.6		0.0		0.0	**25.6**	25.6	11.0	14.6
78A	5	BA	13.1	80A(B)	4.2	N/A	0.0	**17.3**	17.3	0.0	17.3
	25		18.1		7.7		0.0	**25.8**	25.8	0.0	25.8
	100		22.5		11.0		0.0	**33.5**	33.5	0.0	33.5

Ultimate Development/Proposed Conditions Master Drainage Plan Calculations
(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas			Total Flowpath (ft)	Overland/Sheet Flow*			Shallow Concentrated Flow**				Channelized Flow**			T_{C-TOT}	Rational Method Q=CIA		
		WATERSHED	Area (Ac)	C		L_O (FT)	S_O (ft/ft)	T_O* (MIN)	L_{SC} (FT)	Condition**	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MIN)	L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)		IDF Curve:	COSA_A14_PA4	
																		Return Year	Intensity (in/hr)	Q (cfs)
53	LOTTLECOTE WAY CULVERT	AP+BA+BE+BF+BI	24.51	0.69	2,310	100	0.010	13	678	P	0.027	3.3	3.4	1,532	6.0	4.3	20	5	4.51	76.3
																	20	25	6.21	105.0
																	20	100	7.71	130.4
54	UNIT 6A DRAIN / STREET CAPACITY	BD	8.93	0.78	1,143	95	0.010	13	1,048	P	0.035	3.8	4.6	-	-	-	17	5	4.91	34.2
																	17	25	6.76	47.1
																	17	100	8.42	58.6
55	UNIT 6A DRAIN/ STREET CAPACITY	BB	3.50	0.80	700	100	0.010	13	600	P	0.028	3.4	2.9	-	-	-	15	5	5.24	14.7
																	15	25	7.24	20.3
																	15	100	9.03	25.3
56	UNIT 6A DRAIN	BB+BD	12.43	0.78	1,174	95	0.010	13	1,048	P	0.035	3.8	4.6	31	4.9	0.1	17	5	4.91	47.6
																	17	25	6.76	65.5
																	17	100	8.42	81.6
78	UNIT 6A DRAIN/STREET CAPACITY	BA	3.12	0.80	672	90	0.015	12	582	P	0.025	3.2	3.0			-	15	5	5.24	13.1
																	15	25	7.24	18.1
																	15	100	9.03	22.5
78A	UNIT 6A DRAIN	BA+AT(BYPASS)	-	-	-	Reference Accumulated Flow Rate Table											5	-	18.8
																	25	-	28.1
																	100	-	36.7
80	UNIT 6B DRAIN/STREET CAPACITY	AT	4.61	0.80	1,252	100	0.010	13	1,152	P	0.033	3.7	5.2			-	18	5	4.76	17.6
																	18	25	6.56	24.2
																	18	100	8.16	30.1
80A	UNIT 6B DRAIN	AT	-	-	-	Reference Accumulated Flow Rate Table											5	-	11.9
																	25	-	14.2
																	100	-	15.9

Rational Method Time of Concentration
*Seelye Chart
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 ft/s
^Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Figure 3-1***
S: For Streets: n = 0.018, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

MASTER DRAINAGE PLAN (ULTIMATE CONDITIONS)

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.00A

Date: Jun 26, 2025, 10:30am User ID: gkhlebrew
File: P:\64\45\87\Design\Civil\SDOA-UD 644587.dwg

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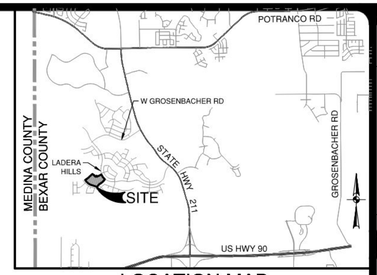

LOCATION MAP
NOT-TO-SCALE

0' 100' 200' 300'
SCALE: 1"= 100'

MASTER DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- RUNOFF FLOW PATH
- DRAINAGE AREA BOUNDARY
- FHA LOT GRADING TYPE — A,B,C
- PROPOSED DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT — (11)
- DRAINAGE AREA — AREA A2 3.60 AC

Temporary Master Drainage Plan Calculations
(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas: WATERSHED	Area (Ac)	C	Total Flowpath (ft)	Overland/Sheet Flow*: L_O (FT)	S_O (ft/ft)	T_O* (MIN)	Shallow Concentrated Flow**: L_{SC} (FT)	Condition***	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MIN)	Channelized Flow**: L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)	$T_{C\text{-}TOT}$	Rational Method Q=CIA — IDF Curve: COSA_A14_PA4 — Return Year	Intensity (in/hr)	Q (cfs)
53	EXISTING CULVERT	AP-1+AP-2+BA	27.12	0.59	2,477	100	0.004	16	2,377	U	0.030	2.8	14.2			-	30	5	3.68	59.3
																	30	25	5.04	81.2
																	30	100	6.25	100.7
54	6A DRAIN/STREET CAPACITY	BD	7.93	0.78	672	100	0.015	12	572	P	0.047	4.4	2.2			-	14	5	5.42	33.5
																	14	25	7.53	46.6
																	14	100	9.39	58.1
55	6A DRAIN/STREET CAPACITY	BB	3.15	0.75	580	100	0.010	13	480	P	0.027	3.3	2.4			-	15	5	5.24	12.4
																	15	25	7.24	17.1
																	15	100	9.03	21.3
56	6A DRAIN	BB+BD	11.08	0.77	580	100	0.010	13	480	P	0.027	3.3	2.4			-	15	5	5.24	44.8
																	15	25	7.24	61.9
																	15	100	9.03	77.2
78	6A DRAIN	BA	3.12	0.80	672	90	0.015	12	582	P	0.025	3.2	3.0			-	15	5	5.24	13.1
																	15	25	7.24	18.1
																	15	100	9.03	22.5
81	6A INTERCEPTOR CHANNEL	AP-2	2.87	0.55	539	100	0.026	11	439	U	0.028	2.7	2.7			-	13	5	5.61	8.9
																	13	25	7.82	12.3
																	13	100	9.76	15.4

Rational Method Time of Concentration
*Seelye Chart
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 ft/s
^Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Figure 3-1***
S: For Streets: n = 0.018, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

MASTER DRAINAGE PLAN (PROPOSED CONDITIONS)

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.00B

Date: Jun 26, 2025, 10:33am User ID: gkilsbrew
File: P:\64\45\87\Design\Civil\SDOA-PROP 644587.dwg

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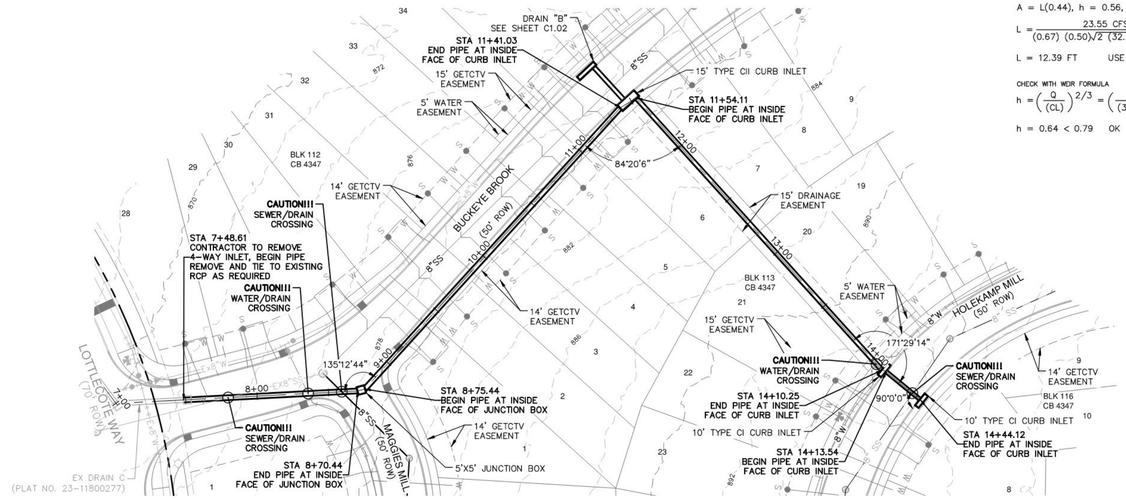


SCALE: 1"= 50'

0' 50' 100' 150'

HYDRAULIC CALCULATIONS–DRAIN "A/B"

TOTAL Q_{25} = 47.1 CFS (23.55 CFS EACH INLET)

Q_{25} = 23.55 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.44), h = 0.56, g = 32.2, c = 0.67

$$L = \frac{23.55 \text{ CFS}}{(0.67)\ (0.50)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 12.39 FT USE 1 ~ 15 FT CURB INLET EACH SIDE

CHECK WITH WDR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{23.55}{(3.087)\ (15)}\right)^{2/3} = 0.64 \text{ FT.}$$

h = 0.64 < 0.79 OK

DRAINAGE LEGEND

PROJECT LIMITS

100 YR FLOODPLAIN

EXISTING CONTOUR 690

PROPOSED CONTOUR 690

PROPOSED WATER W

PROPOSED SEWER SS

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

FLOW ARROW

HYDRAULIC CALCULATIONS–DRAIN "A"

TOTAL Q_{25} = 20.3 CFS (23.55 CFS EACH INLET)

Q_{25} = 20.3 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.44), h = 0.56, g = 32.2, c = 0.67

$$L = \frac{20.3 \text{ CFS}}{(0.67)\ (0.50)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 10.68 FT USE 1 ~ 10 FT CURB INLET EACH SIDE

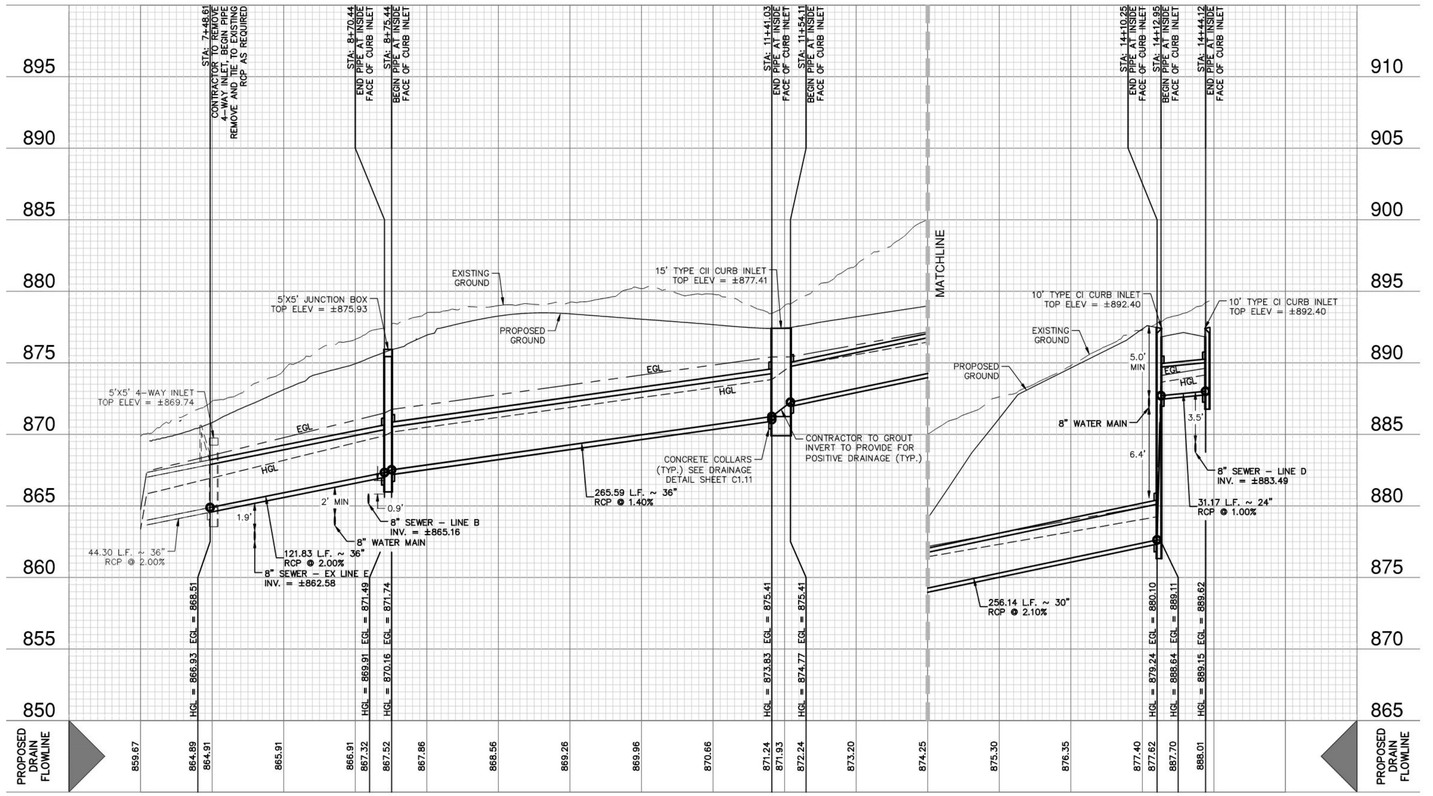
CHECK WITH WDR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{20.3}{(3.087)\ (15)}\right)^{2/3} = 0.58 \text{ FT.}$$

h = 0.58 < 0.79 OK

DRAIN "A"
STA. 7+48.61 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



HYDRAULIC CALCULATIONS 36" RCP
STA. 7+48.61 TO 8+70.44

Q25 = 65.5 CFS
Dn = 1.84'
Sf = 0.96%
S = 2.00%
V = 14.40 FPS
n = 0.013
D = 3'

HYDRAULIC CALCULATIONS 36" RCP
STA. 8+75.44 TO 11+41.03

Q25 = 65.5 CFS
Dn = 2.64'
Sf = 0.96%
S = 1.40%
V = 9.94 FPS
n = 0.013
D = 3'

HYDRAULIC CALCULATIONS 30" RCP
STA. 11+54.11 TO 14+10.25

Q25 = 20.3 CFS
Dn = 2.00'
Sf = 0.81%
S = 2.10%
V = 6.46 FPS
n = 0.013
D = 2.5'

HYDRAULIC CALCULATIONS 24" RCP
STA. 14+12.95 TO 14+44.12

Q25 = 10.15 CFS
Dn = 0.94'
Sf = 0.20%
S = 1.0%
V = 6.99 FPS
n = 0.013
D = 2'

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

DRAIN A
PLAN & PROFILE (STA. 7+48 61 TO END)

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.01

Date: Jun 27, 2025, 12:28pm User ID: gkelleher
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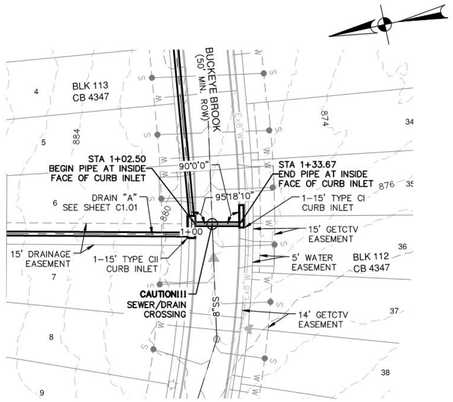
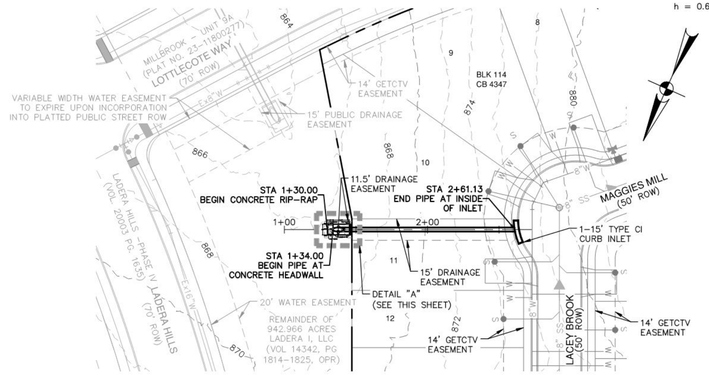




HYDRAULIC CALCULATIONS–DRAIN "C"

TOTAL Q_{25} = 25.8 CFS

Q_{25} = 25.8 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.44), h = 0.56, g = 32.2, c = 0.67

$$L = \frac{25.8 \text{ CFS}}{(0.67)\ (0.50)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 13.57 FT USE 1 ~ 15 FT CURB

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{25.8}{(3.087)\ (15)}\right)^{2/3} = 0.68 \text{ FT.}$$

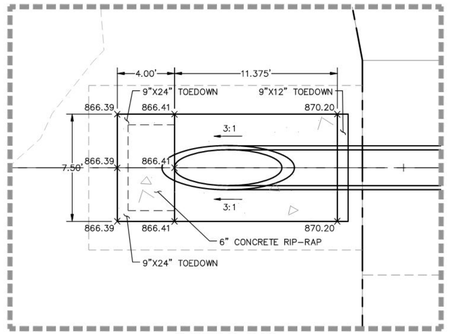
h = 0.68 < 0.79 OK

SCALE: 1"= 50'

0' 50' 100' 150'

DRAINAGE LEGEND

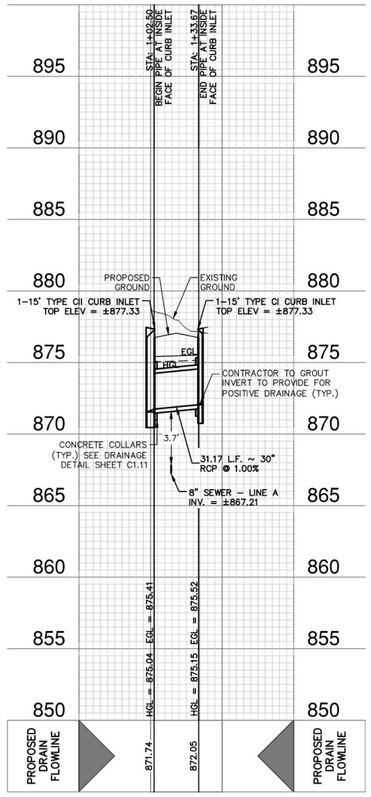
- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW



DETAIL "A"
SCALE 1" = 5'

DRAIN "B"
STA. 1+00.00 TO END

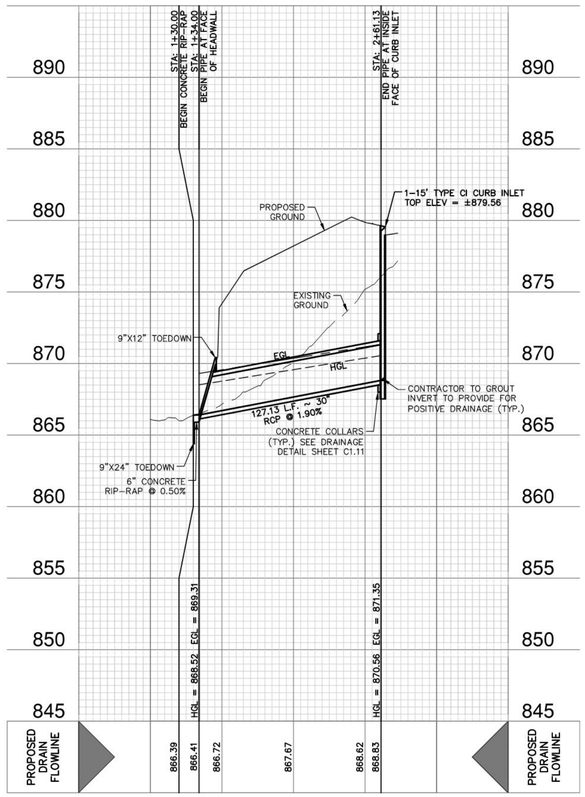
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



HYDRAULIC CALCULATIONS 30" RCP STA. 1+02.50 TO 1+33.67	
Q25	= 24.15 CFS
Dn	= 2.50'
Sf	= 0.35%
S	= 1.00%
V	= 4.92 FPS
n	= 0.013
D	= 2.5'

DRAIN "C"
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



HYDRAULIC CALCULATIONS 30" RCP STA. 1+34.00 TO 2+61.13	
Q25	= 25.8 CFS
Dn	= 1.83'
Sf	= 0.40%
S	= 1.90%
V	= 5.83 FPS
n	= 0.013
D	= 2.5'

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NO.	REVISION	DATE

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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

DRAINS B & C
PLAN & PROFILE

PLAT NO. 25–11800007
JOB NO. 6445–87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.02

Date: Jun 26, 2025, 2:50pm User ID: gkitterer
File: P:\6445\87\Design\Civil\SDB\C1644587.dwg

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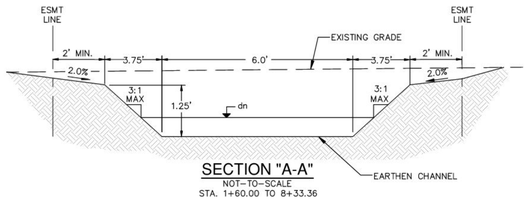
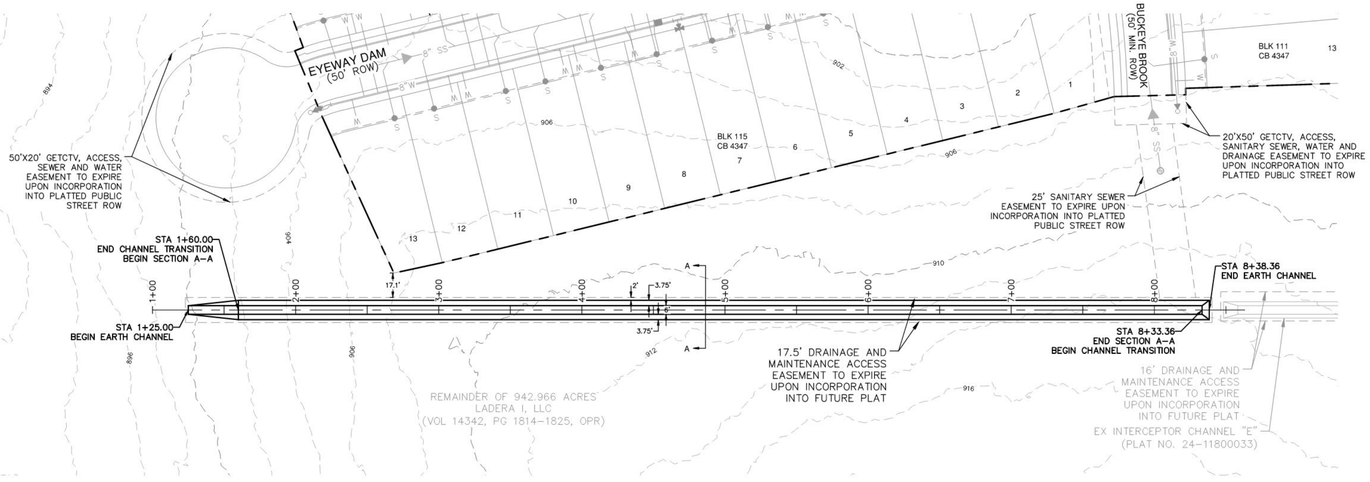
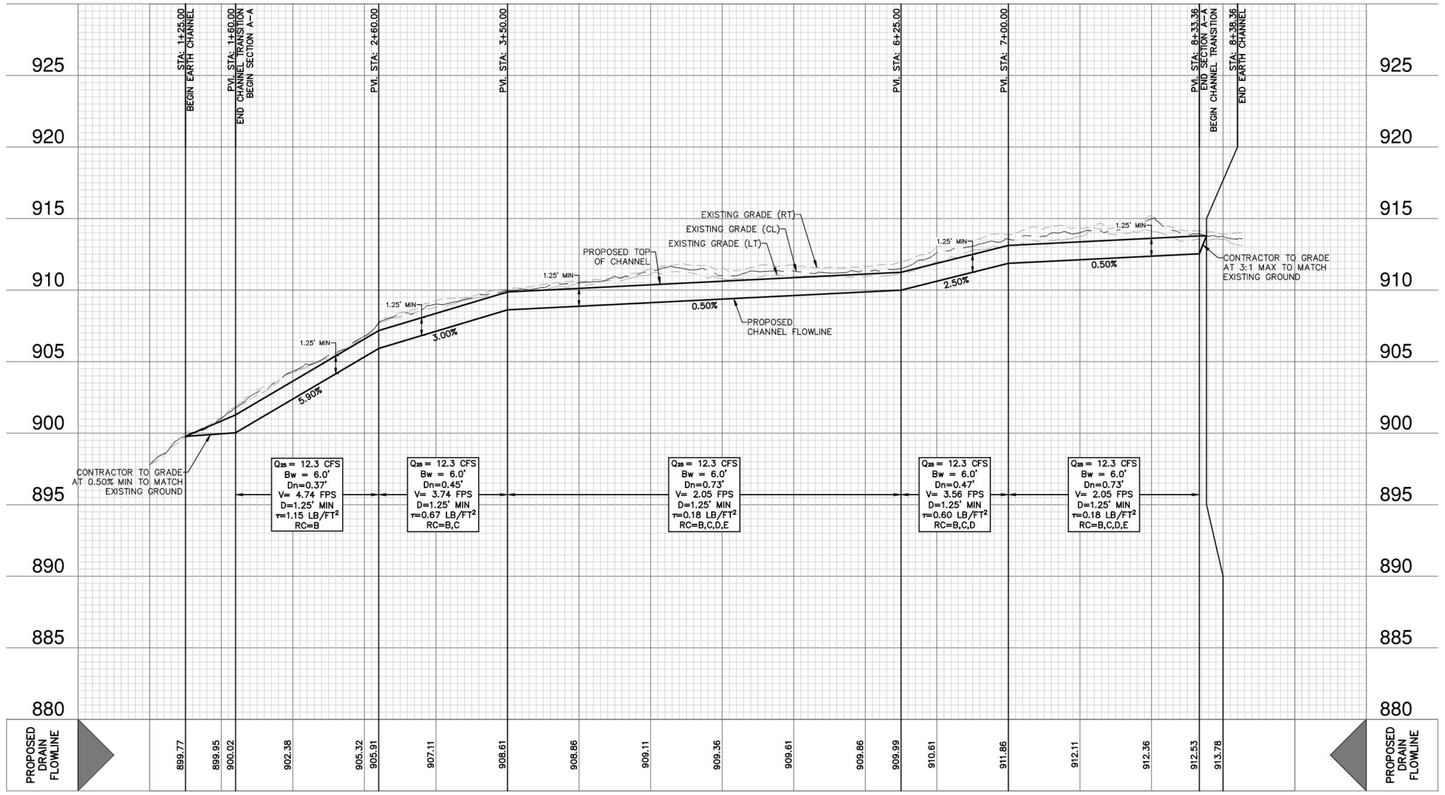


SECTION "A-A"
NOT-TO-SCALE
STA. 1+60.00 TO 8+33.36



INTERCEPTOR CHANNEL "E"
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



SCALE: 1"= 50'
0' 50' 100' 150'

DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690 —
- PROPOSED CONTOUR — 690 —
- PROPOSED WATER — W —
- PROPOSED SEWER — SS —
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

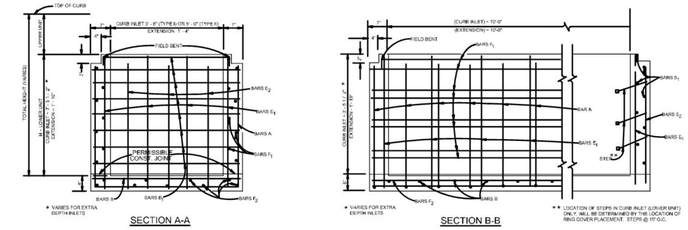
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

INTERCEPTOR CHANNEL E
PLAN & PROFILE (STA. 1+00.00 TO END)

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.03

Date: Jun 26, 2025, 12:13pm User ID: gkilshew
File: P:\6445\87\Design\Civil\SSE 1644587.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



SECTION A-A

SECTION B-B

REINFORCING STEEL

LOWER UNIT 10' X 3'-8" (TYPE I)

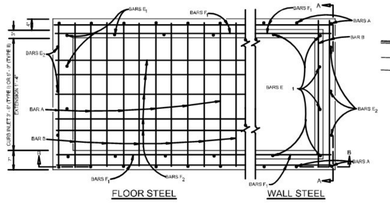
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#3	12"	4'-0"
B_1	VARIES	#4	12"	4'-6"
F_1	20	#4	18"±	VARIES
F_2	4	#3	18"±	VARIES
F_3	VARIES	#4	12"±	10'-10"
F_4	3	#4	—	10'-10"

LOWER UNIT 10' X 5'-0" (TYPE II)

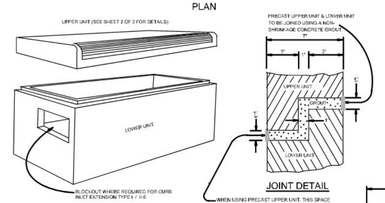
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#3	12"	5'-0"
B_1	VARIES	#4	12"	5'-0"
F_1	52	#4	18"±	VARIES
F_2	4	#3	18"±	VARIES
F_3	VARIES	#4	12"±	10'-10"
F_4	3	#4	—	10'-10"

GENERAL NOTES

1. 9" INLETS AND 5' EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST "ADOT CURB INLET TYPE "C" AND EXTENSION, TYPE "E" (1-4)."
2. TYPE "C-I" INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS IN LINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
3. QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
4. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
5. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
6. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1 1/ 2".
7. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
8. ALL EXPOSED CORNERS SHALL BE CHAMFERED 2 / 4".
9. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
10. FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
11. ALL BARS INTERCEPTING MANHOLE RING & COVER SHALL BE CUT OR BENT.
12. PAYMENT FOR ALL EXCAVATION, BACK FILLING, CONCRETE, REINFORCING STEEL, RING & COVER, DEPRESSION SLAB, AND ALL OTHER ITEMS NECESSARY TO INCORPORATE THE SAME COST OF ITEM 403 "STORM SEWER JUNCTION BOXES AND INLETS."
13. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR "VERTICAL OUTLET PIPE IN RING" CASE MANHOLE RING AND COVER WILL BE OFFSET.
14. GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
15. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS, WHEN USING PRECAST UNITS.
16. ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BENT.
17. ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
18. PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3' BEYOND THE OUTER SHELL OF THE PIPE, TAKING INTO ACCOUNT THE SWERK OF THE PIPE AS NECESSARY. CONSTRUCTION JOINT MAY BE PAVED A MAXIMUM OF 6".



PLAN



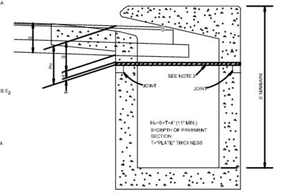
JOINT DETAIL

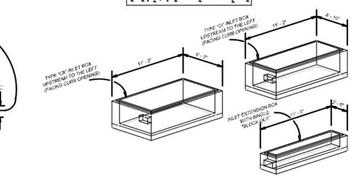
WHEN USING PRECAST UPPER UNIT, THIS SPACE IS FOR MAKING MINOR HORIZONTAL AND VERTICAL ADJUSTMENTS TO ACCOMODATE A FIT BETWEEN THE UPPER AND LOWER UNIT THAT ALLOWS FOR A MASTIC LINE AND GRADE BETWEEN THE ROADWAY CURB AND THE UPPER UNIT OF THIS INLET.

PHASE CONSTRUCTION

NOTES FOR PHASE CONSTRUCTION (WHEN DIRECTED BY THE ENGINEER):

1. THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A DEPTH 1¼" BELOW THE INLET AND EXTENSION GUTTER LINE ELEVATION.
2. CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE APPROVED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
3. AFTER THE ROADWAY IS COMPLETED, BUT PRIOR TO THE FINAL WEARING COURSE, SAW CUT THE PAVEMENT, REMOVE THE PLATE, AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND/OR EXTENSION.





CONCRETE INLET BOX CONFIGURATIONS (LOWER UNITS)



MAY 2009

CITY OF SAN ANTONIO

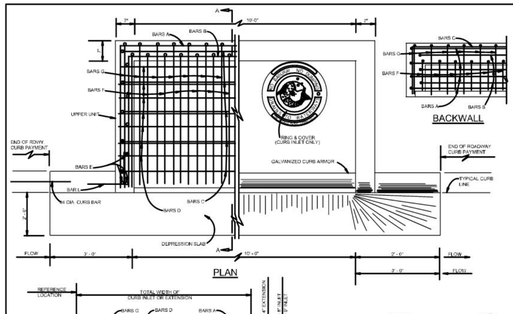
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS

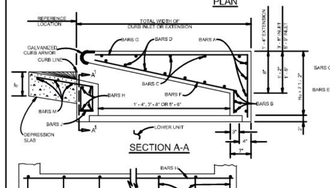
SHEET 1 OF 3

% SUBMITTAL	PROJECT NO.	DATE
DRAWN BY: V. VASQUEZ	DSGN. BY: L.S. MALTOS, P.E.	CHKD. BY: H.S. HOSSAIN, P.E.

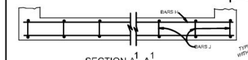
SHEET NO. 01



PLAN

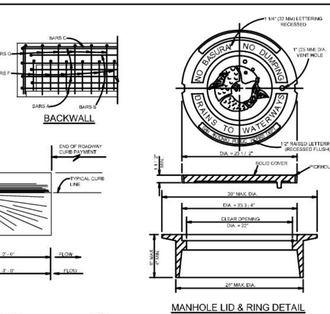


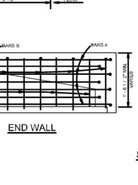
SECTION A-A

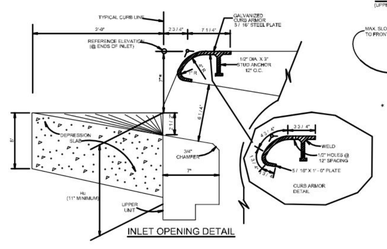


SECTION A - A[1]

CONCRETE INLET LID CONFIGURATIONS (UPPER UNITS)

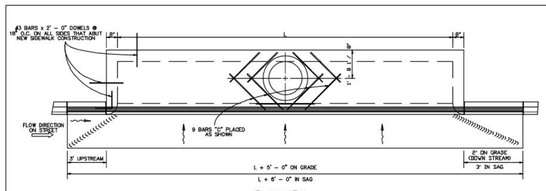




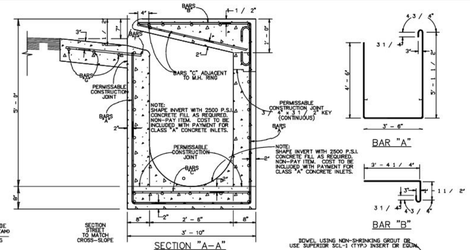


INLET OPENING DETAIL

3/4" DIA. DRAIN HOLE
VENT HOLE
"C" INLET
"CI" INLET
"CI" INLET
"C" INLET



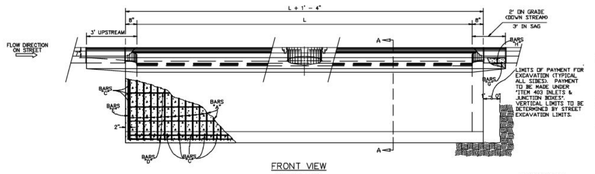
PLAN VIEW
SCALE : 1" = 2'



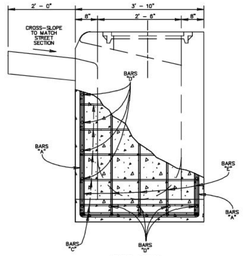
SECTION "A–A"
SCALE : 1" = 1'

INLET LENGTH	REINFORCING STEEL SCHEDULE					
	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
L=5' – 0"	A	13	#3	1'-0" O.C.	3'-6"	34
	B	13	#3	1'-0" O.C.	5'-1 1/4"	50
	C	2	#3	1'-0" O.C.	1'-6"	3
	D	13	#3	1'-0" O.C.	3'-6"	34
	E	13	#3	1'-0" O.C.	5'-1 1/4"	50
	F	13	#3	1'-0" O.C.	3'-6"	34
	G	2	#3	1'-0" O.C.	1'-6"	3
	H	13	#3	1'-0" O.C.	3'-6"	34
* CONCRETE TOTAL=3.53 CU. YDS. M.H. CASTING=260 LBS. STEEL TOTAL=438 LBS.						
L=10' – 0"	A	23	#3	1'-0" O.C.	3'-6"	60
	B	23	#3	1'-0" O.C.	5'-1 1/4"	88
	C	2	#3	1'-0" O.C.	1'-6"	3
	D	23	#3	1'-0" O.C.	3'-6"	60
	E	23	#3	1'-0" O.C.	5'-1 1/4"	88
	F	23	#3	1'-0" O.C.	3'-6"	60
	G	2	#3	1'-0" O.C.	1'-6"	3
	H	13	#3	1'-0" O.C.	3'-6"	34
* CONCRETE TOTAL=5.75 CU. YDS. M.H. CASTING=260 LBS. STEEL TOTAL=704 LBS.						
L=15' – 0"	A	33	#3	1'-0" O.C.	3'-6"	87
	B	33	#3	1'-0" O.C.	5'-1 1/4"	126
	C	2	#3	1'-0" O.C.	1'-6"	3
	D	33	#3	1'-0" O.C.	3'-6"	87
	E	33	#3	1'-0" O.C.	5'-1 1/4"	126
	F	17	#3	1'-0" O.C.	3'-6"	45
	G	2	#3	1'-0" O.C.	1'-6"	3
	H	13	#3	1'-0" O.C.	3'-6"	34
* CONCRETE TOTAL=7.97 CU. YDS. M.H. CASTING=260 LBS. STEEL TOTAL=963 LBS.						
L=20' – 0"	A	43	#3	1'-0" O.C.	3'-6"	113
	B	43	#3	1'-0" O.C.	5'-1 1/4"	164
	C	2	#3	1'-0" O.C.	1'-6"	3
	D	43	#3	1'-0" O.C.	3'-6"	113
	E	43	#3	1'-0" O.C.	5'-1 1/4"	164
	F	21	#3	1'-0" O.C.	3'-6"	55
	G	2	#3	1'-0" O.C.	1'-6"	3
	H	13	#3	1'-0" O.C.	3'-6"	34
* CONCRETE TOTAL=10.19 CU. YDS. M.H. CASTING=260 LBS. STEEL TOTAL=1227 LBS.						

* THESE FIGURES DO NOT EXCLUDE CONCRETE & STEEL INTERCEPTED BY MANHOLE AND REINFORCED CONC. PIPE.
* INCLUDES CONCRETE GUTTER FOR ON GRADE INLET. REDUCE BY 25 C.Y. FOR INLETS IN SUMP.

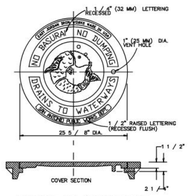


FRONT VIEW
SCALE : 1" = 2'



OPENING DETAIL FOR CURB SECTION
SCALE : 1" = 6"

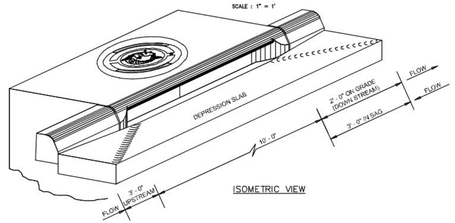
SIDE VIEW
SCALE : 1" = 1'



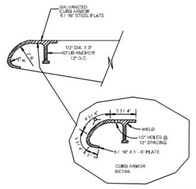
MANHOLE LID & RING DETAIL
(ITEM 409)
SCALE : 1" = 8"

NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE " SAN ANTONIO PUBLIC WORKS DEPT.".
2. CASTING NUMBER AND MANUFACTOR'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS–20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 250 LBS.



ISOMETRIC VIEW



CURB ARMOR DETAIL

GENERAL NOTES:

1. ALL BARS INTERCEPTING MANHOLE RING & REINFORCING CONCRETE PIPE SHALL BE FIELD CUT.
2. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
3. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER BARS.
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3 / 4".
5. CONSTRUCTION JOINT SHOWN AT FLOWLINE MAY BE RAISED A MAXIMUM OF 6" AT THE CONTRACTOR'S DISCRETION. ADJUST LENGTH OF VERTICAL STEEL AS REQUIRED.
6. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A–615, GRADE 60 REQUIREMENTS.
7. INVERT OF DROP INLET TO BE SHAPED WITH CONCRETE FILL TO AFFECT DRAINAGE TO OUTLET PIPE.
8. DELETE 4 "C" BARS FROM SCHEDULE QUANTITIES IF MANHOLE RING AND COVER ARE PLACED AT END OF INLET.
9. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
10. PAYMENT FOR ALL EXCAVATION, BACK FILLING, CONCRETE, REINFORCING STEEL, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "STORM SEWER JUNCTION BOXES AND INLETS".

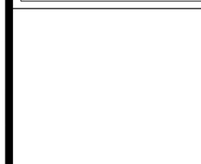
CURB INLET DETAILS

N.T.S.

STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPE "C" INLET STANDARDS

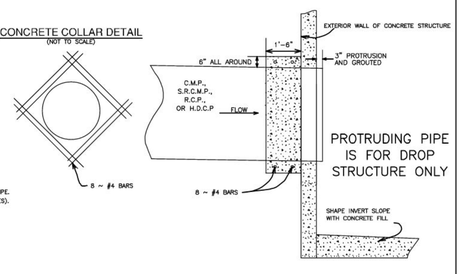
DRAWN BY: V. VASQUEZ	DATE	REVISIONS	SCALE: SEE ABOVE
CHECKED BY: NAT HARDY, P.E.			DATE:
			SHEET:

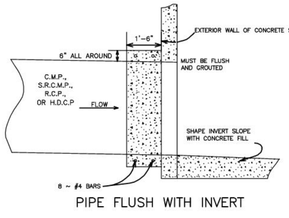


CURVED DEFLECTOR DETAIL
(NOT TO SCALE)

CONCRETE COLLAR DETAIL
(NOT TO SCALE)

1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A–15. THE DEFORMATION SHALL CONFORM TO ASTM. A–305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD–CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).





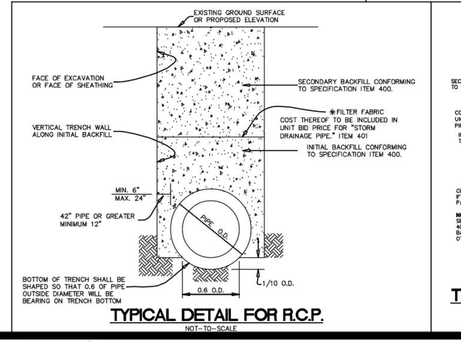
PIPE FLUSH WITH INVERT

JANUARY 2006

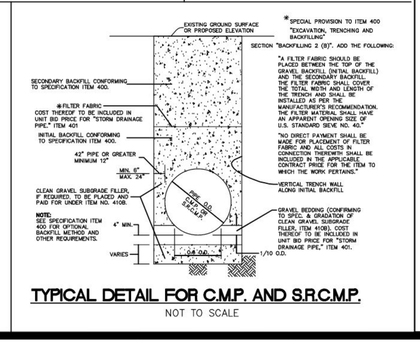
STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES

CONCRETE COLLAR DETAIL

DRAWN BY: ANDREW WINTER, P.E.	DATE	REVISIONS	SCALE: SEE ABOVE
CHECKED BY: SAM BENT, P.E.			DATE: 29 JANUARY 2006
			SHEET: 1 OF 1

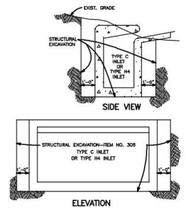


TYPICAL DETAIL FOR R.C.P.
NOT–TO–SCALE

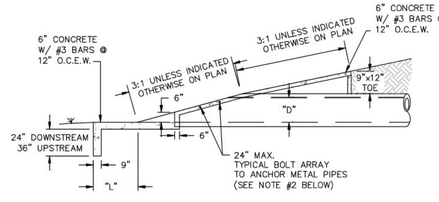


TYPICAL DETAIL FOR C.M.P. AND S.R.C.M.P.
NOT TO SCALE

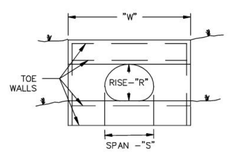
STRUCTURAL EXCAVATION AT JUNCTION BOXES
(NOT TO SCALE)



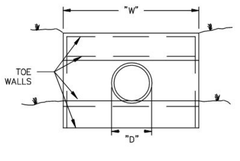
STRUCTURAL EXCAVATION AT DRAINAGE INLETS
(NOT TO SCALE)



LONGITUDINAL SECTION FOR CIRCULAR & ARCH PIPES
NOT–TO–SCALE



SINGLE C.M.P. ARCH PIPE CULVERT
NOT–TO–SCALE



SINGLE CIRCULAR PIPE CULVERT
(CMP OR RCP)
NOT–TO–SCALE

DIMENSIONS FOR CIRCULAR (CMP AND RCP) PIPE CULVERT

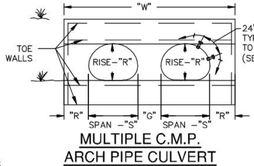
"D" INSIDE DIA. OF PIPE	"L"	"G"		SINGLE	DOUBLE	TRIPLE	QUADRUPLE
		CGM	RCP	"W"			
18"	2'–0"	1'–2"	0'–9"	4'–6"	7'–2"	9'–10"	12'–6"
21"	2'–6"	1'–3"	0'–10"	5'–3"	8'–4"	11'–4"	13'–4"
24"	3'–0"	1'–5"	0'–11"	6'–0"	9'–5"	12'–10"	16'–3"
30"	4'–0"	1'–8"	1'–1"	7'–6"	11'–8"	15'–10"	20'–0"
36"	5'–0"	1'–11"	1'–3"	9'–0"	13'–11"	18'–10"	23'–9"
42"	6'–0"	2'–2"	1'–5"	10'–6"	16'–2"	21'–10"	27'–6"
48"	7'–0"	2'–5"	1'–7"	12'–0"	18'–5"	24'–10"	31'–3"
54"	8'–0"	2'–10"	1'–11"	13'–6"	20'–10"	28'–2"	35'–6"
60"	9'–0"	3'–2"	2'–0"	15'–0"	23'–2"	31'–4"	39'–6"

"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES.

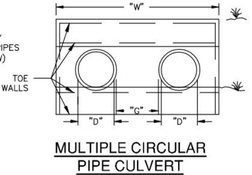
DIMENSIONS FOR C.M.P. ARCH PIPE CULVERTS

DESIGN SIZE	APPROX ARCH DIM.		"L"	"G"	SINGLE	DOUBLE	TRIPLE	QUADRUPLE
	RISE "R"	SPAN "S"			"W"			
2	21"	15"	2'–0"	1'–2"	4'–3"	7'–2"	10'–1"	13'–0"
3	28"	20"	3'–0"	1'–5"	5'–8"	9'–5"	13'–2"	16'–11"
4	35"	24"	4'–0"	1'–8"	6'–11"	11'–6"	16'–1"	20'–8"
5	42"	29"	5'–0"	1'–11"	8'–4"	13'–9"	19'–2"	24'–7"
6	49"	33"	6'–0"	2'–2"	9'–7"	15'–10"	22'–1"	28'–4"
7	57"	38"	7'–0"	2'–5"	11'–1"	18'–3"	25'–5"	32'–7"
8	64"	43"	8'–0"	2'–10"	12'–5"	20'–8"	28'–10"	37'–0"
9	71"	47"	9'–0"	3'–2"	13'–9"	22'–10"	31'–11"	41'–0"

BASED ON 2–2/3" X 1/2" CORRUGATION
"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES.



MULTIPLE C.M.P. ARCH PIPE CULVERT
NOT–TO–SCALE



MULTIPLE CIRCULAR PIPE CULVERT
(CMP OR RCP)
NOT–TO–SCALE

NOTES:

1. CONCRETE SHALL BE CLASS "A" 3000 PSI
2. ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8" X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WILL BE SUBSIDIARY TO THE RIPRAP HEADWALL.
3. FOR CONCRETE ARCH PIPES THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.
4. FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN PIPES SHOWN IN TXDOT ITEMS 460 AND/OR 464.
5. IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY FOUNDATION OR RIPRAP SLOPE, THE SIDE AND TOP TOE WALLS MAY BE ELIMINATED IF APPROVED BY THE ENGINEER.

RH-15 HEADWALL

NO. REVISION DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS
DRAINAGE DETAILS
(SHEET 2 OF 3)

PLAT NO. 25–11800007
JOB NO. 6445–87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C1.11

Date: Jun 27, 2025, 12:23pm User ID: gkillebrew
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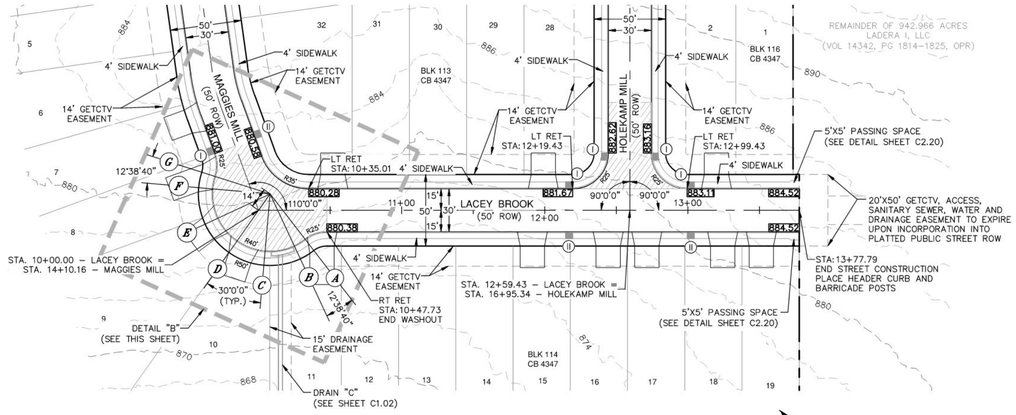
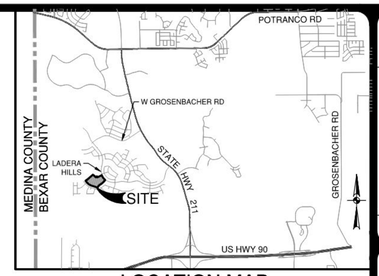


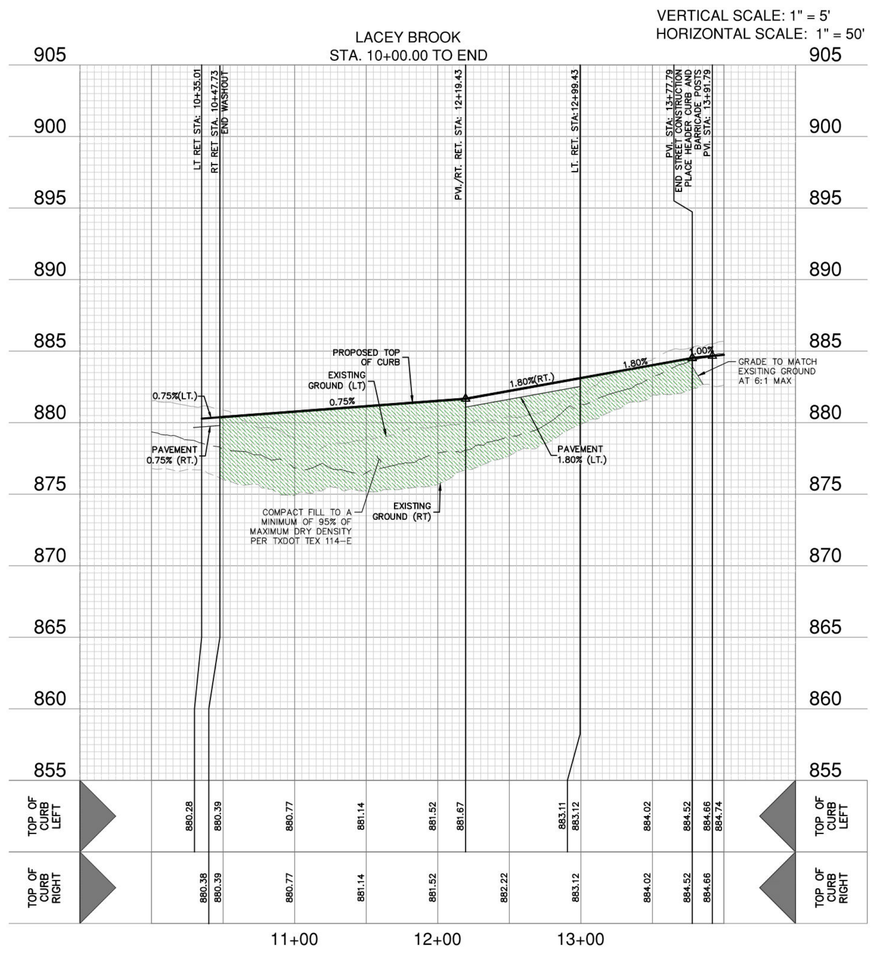


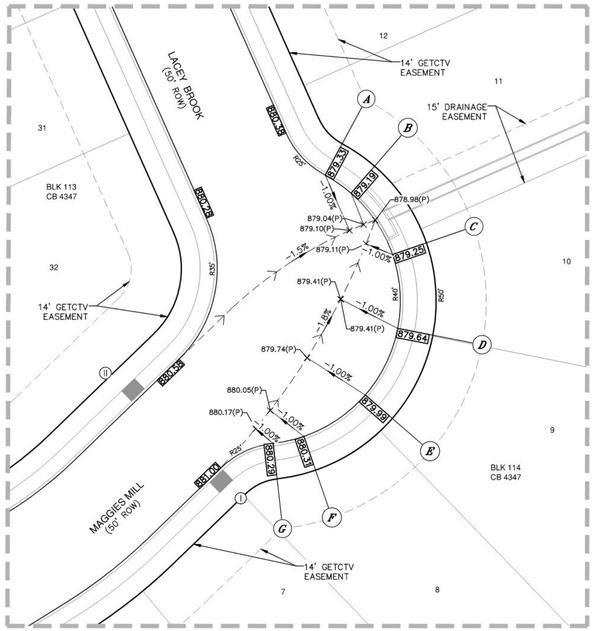
LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'





DETAIL "B"
SCALE: 1" = 20'

STREET LEGEND

PROJECT LIMITS	
WHEELCHAIR RAMP	Ⓘ
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	975.50
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK [SW] (HOMEBUILDER'S RESPONSIBILITY)	
PROPOSED CONCRETE SIDEWALK [SW] (CONTRACTOR'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

LACEY BROOK
PLAN & PROFILE (STA. 10+00 TO END)

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C2.03

Date: Jul 01, 2025, 4:40pm User ID: gkitterer
File: P:\64\45\87\Design\Civil\ST - LACEY BROOK.dwg
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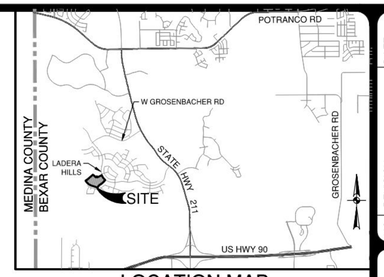
(SEE SAWS SPEC ITEM 812)

TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 60'

0' 60' 120' 180'

SEWER LEGEND

PROJECT LIMITS

EXISTING WATER — W

EXISTING SEWER — SS — MANHOLE

PROPOSED SEWER — SS — MANHOLE

PROPOSED WATER — FIRE HYDRANT — W

PROPOSED SEWER LATERAL — SS

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

FINISHED FLOOR NOTES:

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

ROW PERMIT NOTE:

A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

SEWER: UPPER MEDINA RIVER SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 104 TOTAL ACREAGE 18.06
TOTAL LINEAR FOOTAGE OF PIPE: 2,963 LF-8" PLAT NO. 25-11800007
NUMBER OF LOTS 104 SAWS JOB NO. ----

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C4.00

Date: Jul 01, 2025, 2:50pm User ID: gkittelsrow
File: P:\64\45\87\Design\Civil\SS0A6445487.dwg

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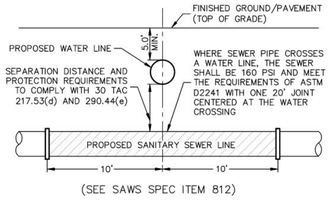
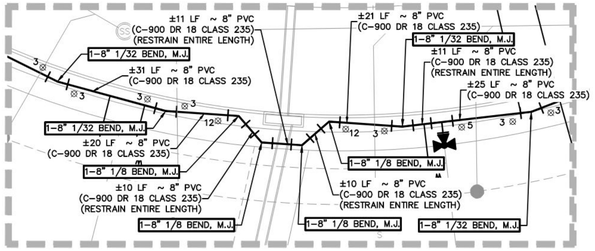


(SEE SAWS SPEC ITEM 812)

TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE



DETAIL "A"

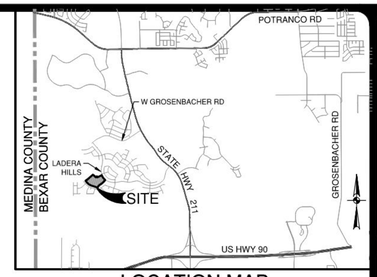
SCALE: 1" = 20'

KEYED NOTES:

Ⓐ CONTRACTOR SHALL TIE TO EXISTING 8" LINE (SAWS JOB NO. 24-1178) AFTER DISINFECTION AND ACCEPTANCE BY SAWS

2-1" CORPORATION STOP, C.C. x I.P.
2-1" COPPER TUBING, CUT AS REQ'D
2-1" COMP. x 1 1/4" COUPLING CURB STOP
2-1 1/4" THD SOLID CAPS, THR.
1-2" TEMPORARY BLOW OFF
(SEE SAWS STD. DWG DD-844-01)

Ⓑ CONTRACTOR SHALL TIE TO EXISTING 8" LINE (SAWS JOB NO. 24-1178) AFTER DISINFECTION AND ACCEPTANCE BY SAWS

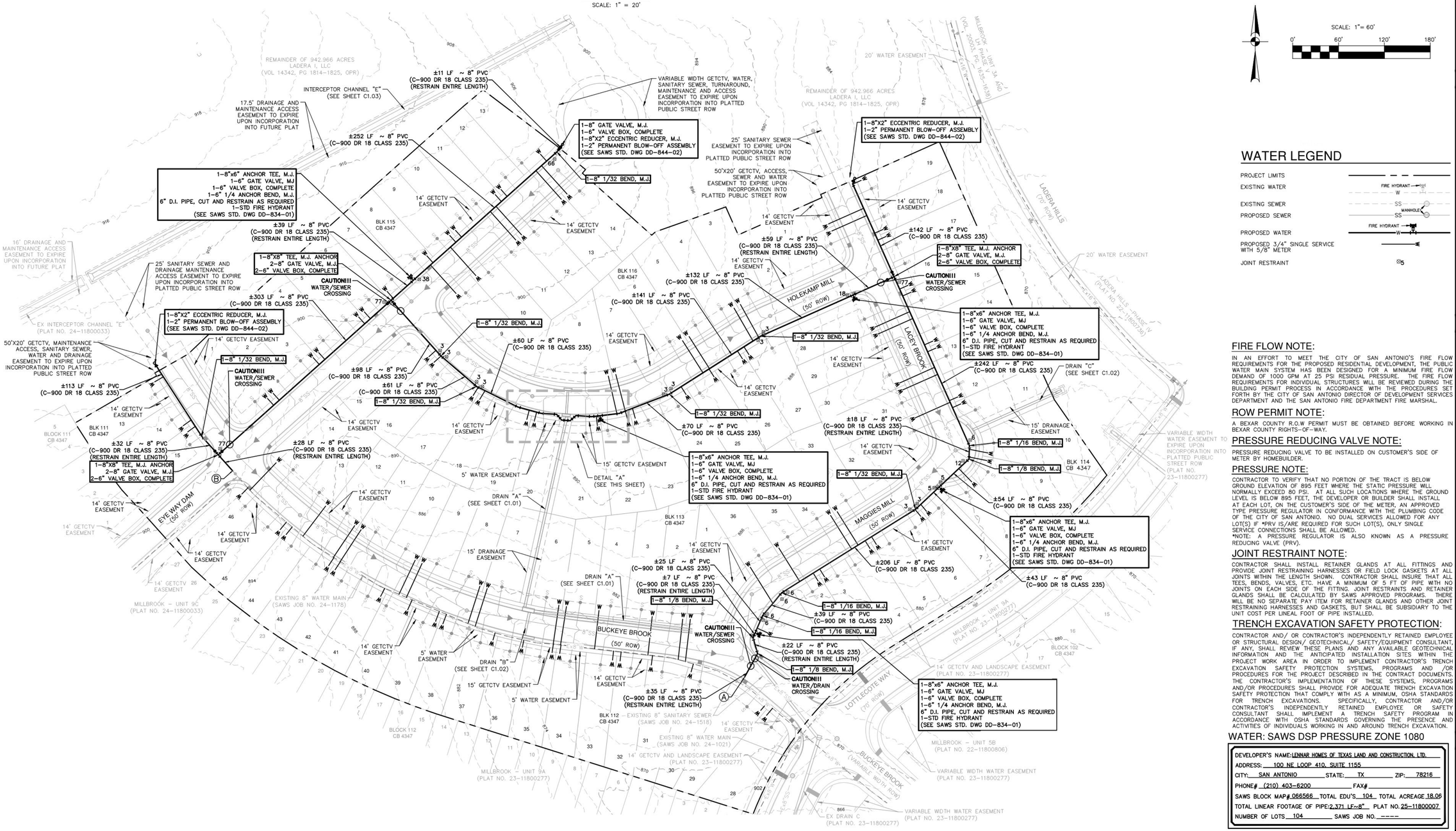


LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 60'

0' 60' 120' 180'



WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT W
EXISTING SEWER	SS MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	FIRE HYDRANT W
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	
JOINT RESTRAINT	⊗5

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

ROW PERMIT NOTE:

A BEXAR COUNTY R.O.W PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

PRESSURE REDUCING VALVE NOTE:

PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOMEBUILDER.

PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 895 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESSES AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

WATER: SAWS DSP PRESSURE ZONE 1080

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 104 TOTAL ACREAGE 18.06
TOTAL LINEAR FOOTAGE OF PIPE: 2,371 LF-8" PLAT NO. 25-11800007
NUMBER OF LOTS 104 SAWS JOB NO. -----

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A

BEXAR COUNTY, TEXAS

OVERALL WATER DISTRIBUTION PLAN

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C5.00

Date: Jul 01, 2025, 4:24pm User ID: gbillebrew
File: P:\64\45\87\Design\Civil\WT0A64458?.dwg

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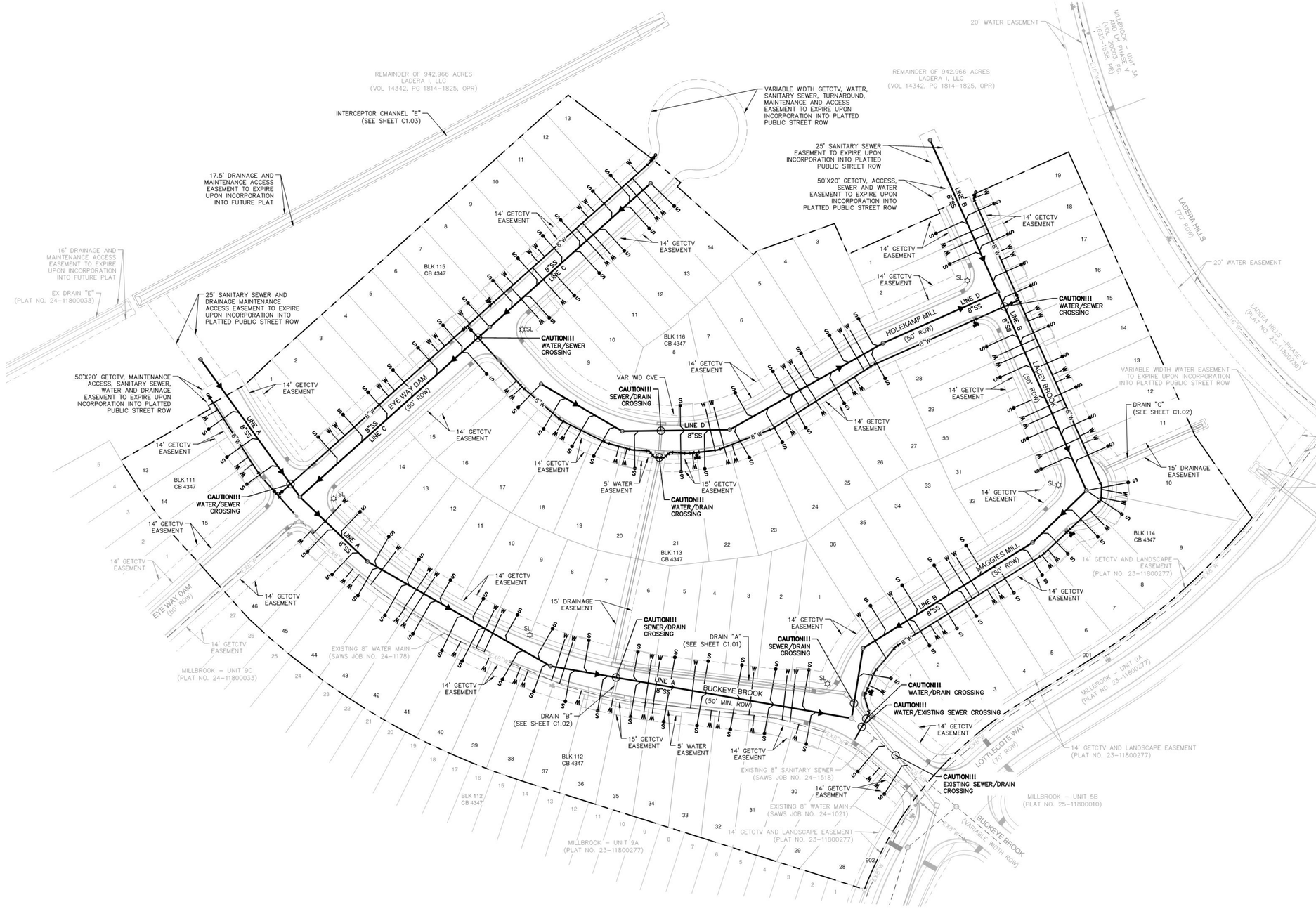

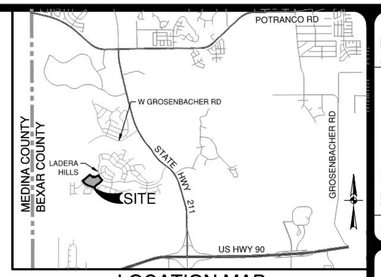

LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 60'
0' 60' 120' 180'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	W FIRE HYDRANT
PROPOSED WYE & LATERAL	S
SINGLE WATER SERVICE	W
DUAL WATER SERVICE	W S
STREET LIGHTS	SL
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	GETCTV

BEXAR COUNTY ROW NOTE:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS. ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1–800–DIG–TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

STATE OF TEXAS
BRUNA F. SPENGLER
127547
LICENSED
PROFESSIONAL ENGINEER
Bruna Spengler
7/3/25

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS
OVERALL UTILITY PLAN

PLAT NO. 25–11800007
JOB NO. 6445–87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C6.00

Date: Jul 03, 2025, 10:32am User ID: gkillebrew
File: P:\6451\87\Design\Civil\UTO6A64587.dwg
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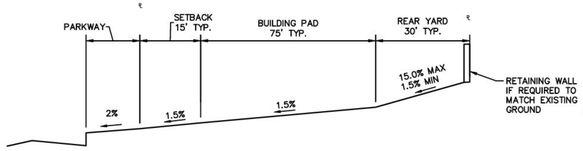
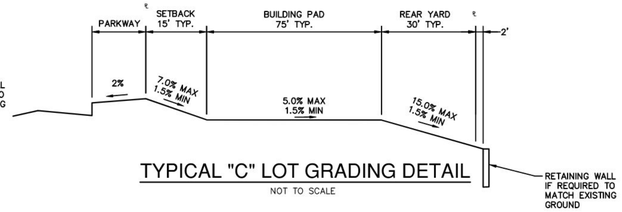


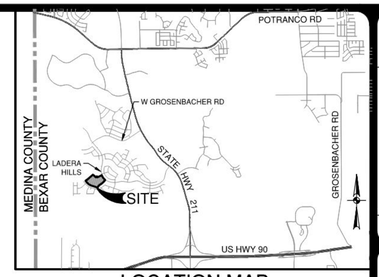
TYPICAL "A" LOT GRADING DETAIL

NOT TO SCALE



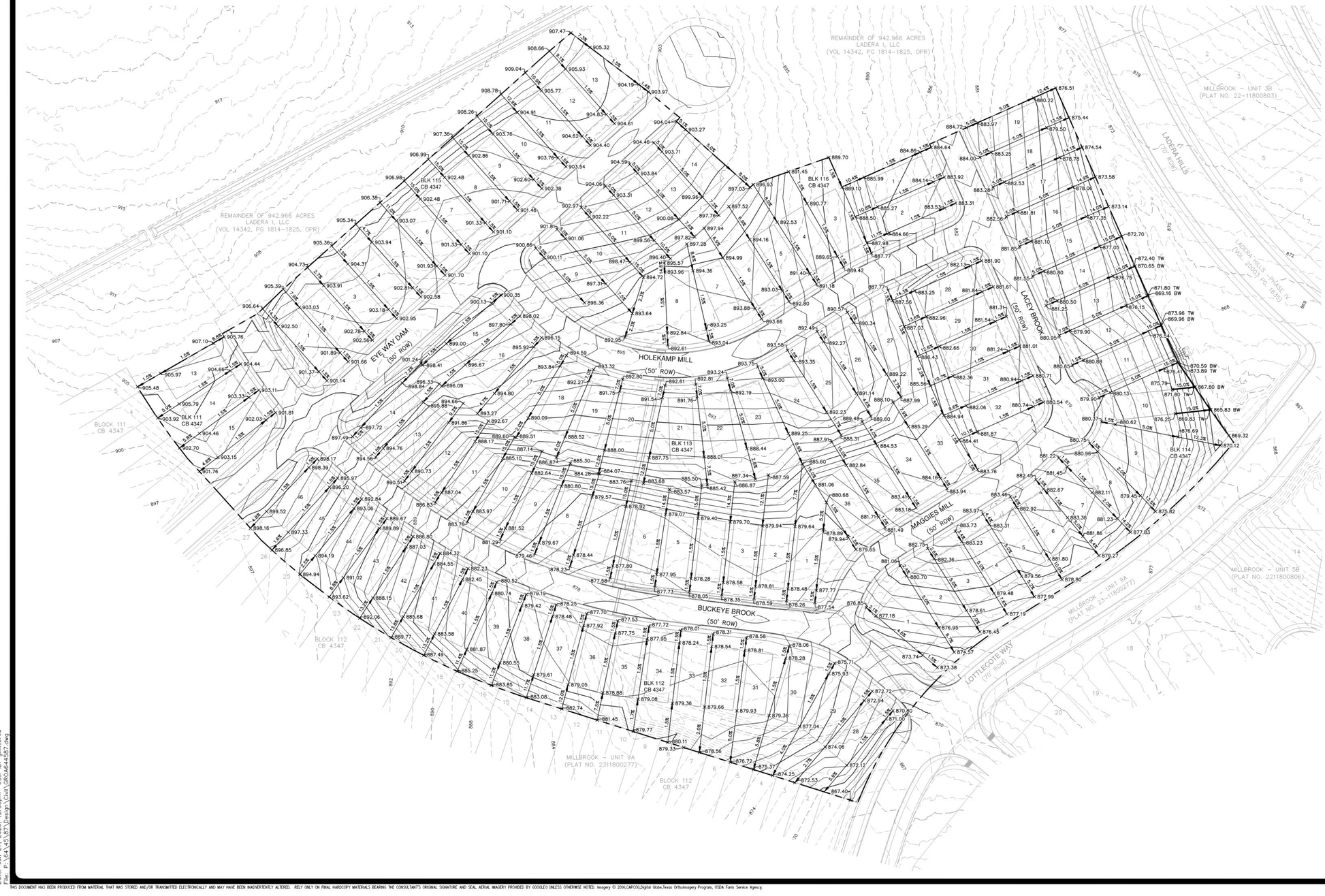
TYPICAL "C" LOT GRADING DETAIL

NOT TO SCALE



LOCATION MAP

NOT-TO-SCALE



SCALE: 1"= 60'

0' 60' 120' 180'

GRADING LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- MINIMUM FINISHED FLOOR ELEVATION — FF = XXXX.XX
- TREES TO REMAIN

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).

11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.

12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).

15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.

16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.

19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A

BEXAR COUNTY, TEXAS

OVERALL GRADING PLAN

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C7.00

Date: Jun 27, 2025, 12:35pm User ID: gkliebrew
File: P:\6445\87\Design\Civil\GR0A6445887.dwg
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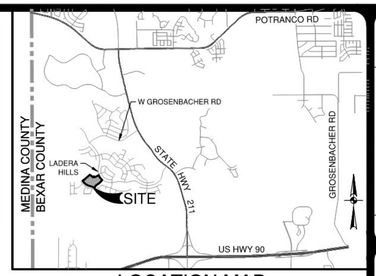
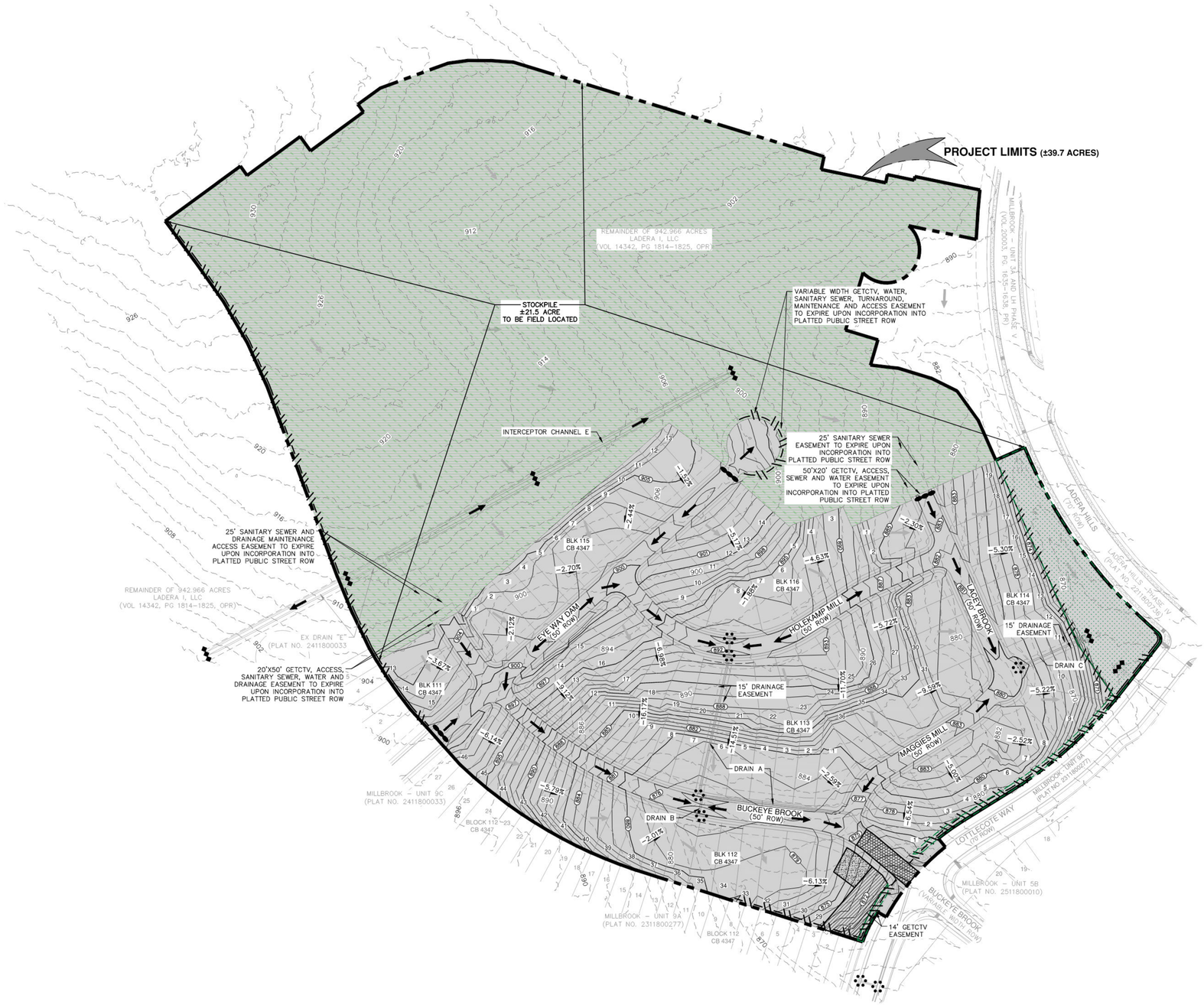
SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'
0' 100' 200' 300'



SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA (±39.7 AC)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

STATE OF TEXAS
BRUNA F. SPENGLER
127547
LICENSED
PROFESSIONAL ENGINEER
7/3/25

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800007
JOB NO. 6445-87
DATE JULY 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C8.00

Date: Jul 03, 2025, 11:15am User ID: gkillebrew
File: P:\6445\87\Design\Civil\SWPPP644587.dwg

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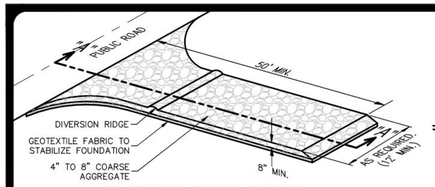
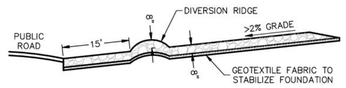


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^1, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

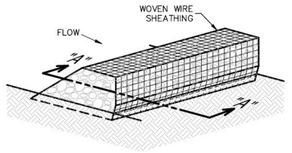
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

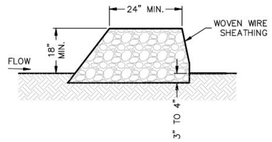
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

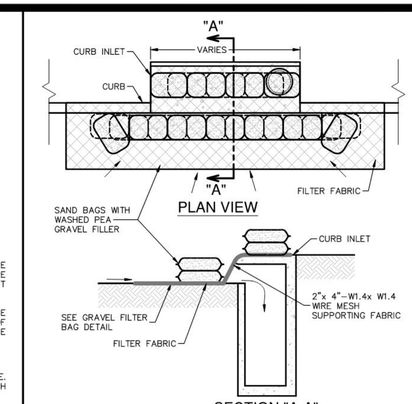
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

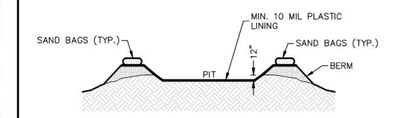
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE

PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

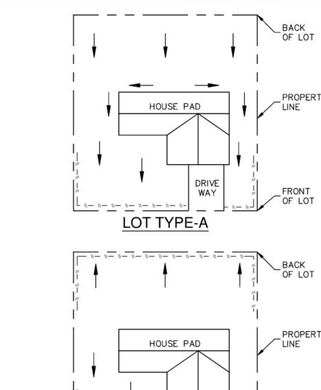
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

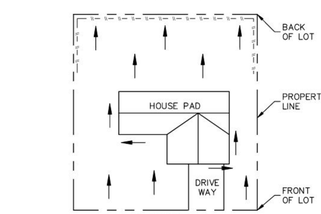
CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



LOT TYPE–A

LOT TYPE–B



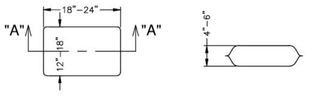
LOT TYPE–C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

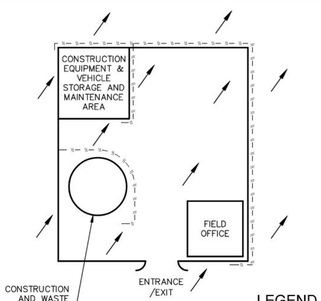
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE



CONSTRUCTION STAGING AREA

NOT–TO–SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES–STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

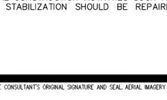


APPEARANCE OF GOOD SOD

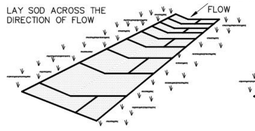
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

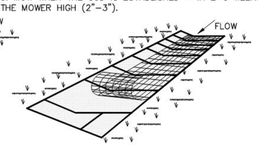
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").



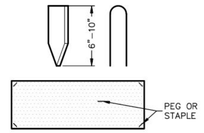
SOD INSTALLATION



LAY SOD ACROSS THE DIRECTION OF FLOW



IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

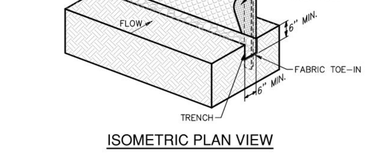
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



**STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (RG–348, SECTION 1.4.3)

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE

NO.	REVISION	DATE

STATE OF TEXAS
BRUNA F. SPENGLER
127547
LICENSED
PROFESSIONAL ENGINEER
Bruna Spengler
7/3/25

PAPE–DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK - UNIT 6A
BEXAR COUNTY, TEXAS
SWPPP DETAILS

PLAT NO. 25–11800007
JOB NO. 6445–87
DATE JUNE 2025
DESIGNER GK
CHECKED JB DRAWN BR
SHEET C8.10

Date: Jun 27, 2025, 1:04pm User ID: gkillebrew
File: P:\6445\87\Design\Civil\SWPPP\D7644587.dwg

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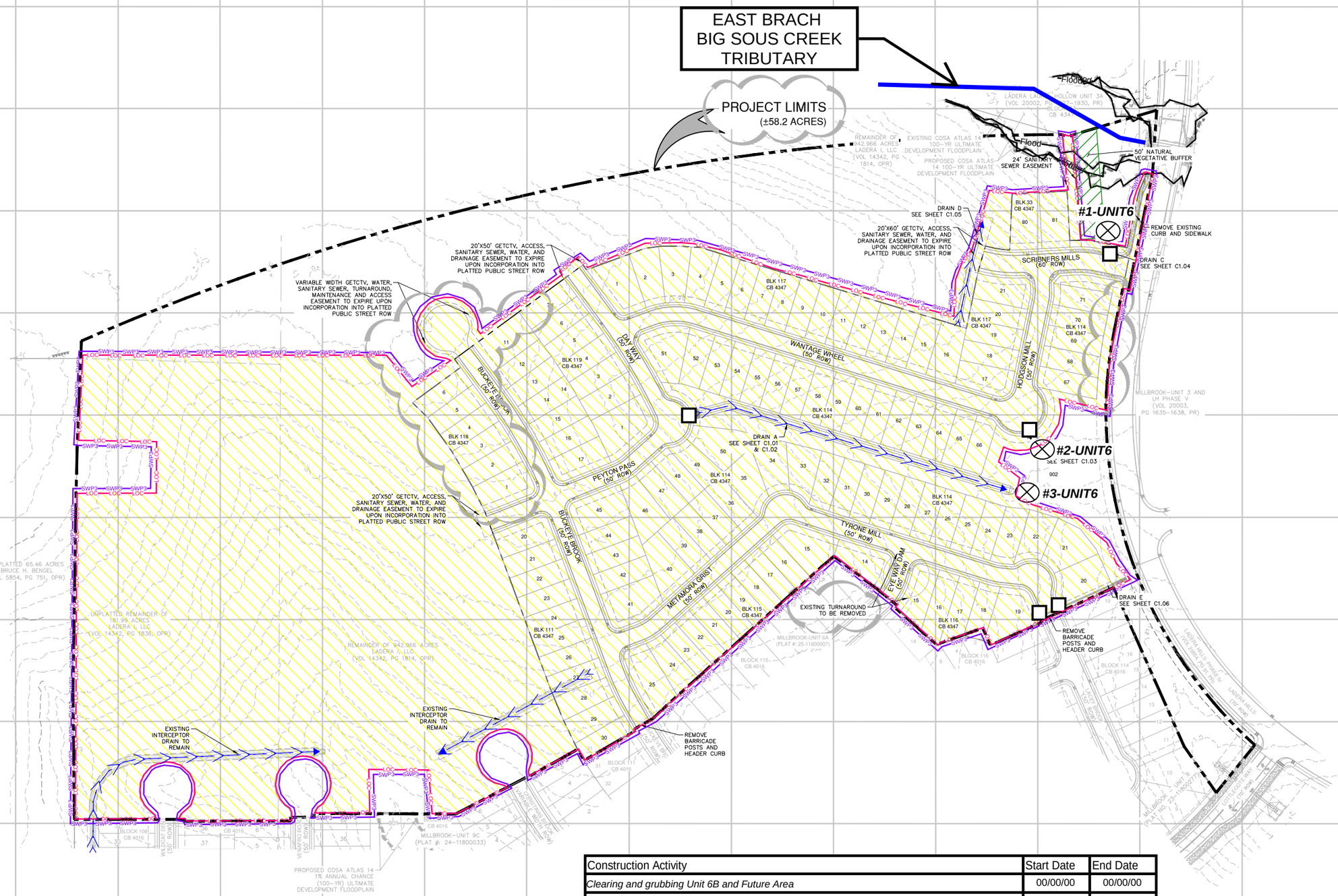


Construction Activity	Start Date	End Date
Clearing and grubbing Unit 6B and Future Area	00/00/00	00/00/00
Rough Grade of Drainage Channels, lots, and street	00/00/00	00/00/00
Installation of sanitary sewer, water, storm sewer and dry utilities(electric, phone, communications)	00/00/00	00/00/00
Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 6B

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

REV. NO.01

DRAWN BY:MW

SHEET 01

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

*GOOD HOUSEKEEPING BMP LOCATIONS WILL BE DETERMINED AND IDENTIFIED ON BMP TRACKING MAP AFTER COMMENCEMENT OF CONSTRUCTION

- M — MATERIAL STORAGE
- S — STOCKPILE CONTAINMENT
- T — TRASH CONTAINMENT
- P — PORTABLE TOILET
- ES — EQUIPMENT STORAGE
- F — FUEL TANK
- D — DEWATERING OPERATIONS
- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
- AREA OF DISTURBANCE
- AREA NOT UNDER SWPPP CONTROL
- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
- HEADWALL

Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
- DURAWATTLE
- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
- DRAINAGE CHANNEL
- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
- OXXO — TEMPORARY CULVERT CROSSING
- ROCK CHECK DAM / ROCK BERM
- WIND FENCE / TREE PROTECTION
- EROSION CONTROL BLANKET
- MULCH BUFFER
- X — MATERIAL DELIVERY POINT
- X — BMPs or EROSION & SEDIMENT CONTROLS NO LONGER INSTALLED
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

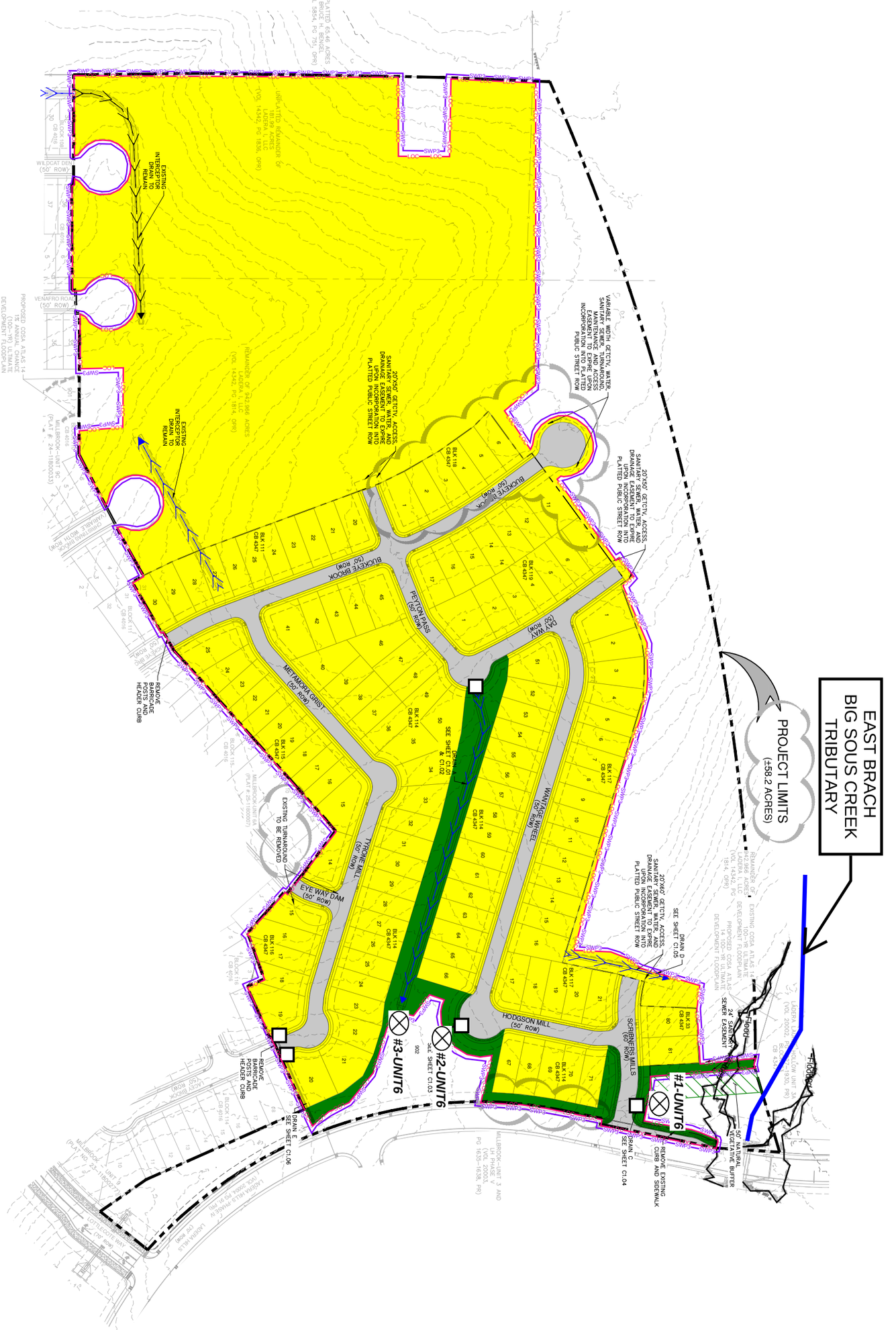
06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

Receiving Water

MEDINA RIVER BELOW MEDINA DIVERSION LAKE - 1903
5.6 MILES S
IMPAIRED



MILLBROOK - UNIT 6B

EMG	SHEET 01	DRAWN BY:MW	REV. NO.01

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP STABILIZATION MAP

W S N E

BMP MAP GENERAL NOTES

Lot #

NOT UNDER SWP3 CONTROL
TRANSFERRED FROM LENNAR'S LAND DEPARTMENT
TO LENNAR HOME BUILDING

Good House Keeping BMPs

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- CT — CONSTRUCTION TRAILER / OFFICE
- SN — SWP3 Posting
- FT — FRAC TANK

BMP TRACKING MAP SITE LEGEND

- SWP3—SWP3—SWP3—SWP3 — AREA UNDER SWPPP CONTROL
- LOC—LOC—LOC—LOC — LIMITS OF CONSTRUCTION
- Flood—Flood — 100 YEAR FLOOD PLAIN
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- VEGETATED BUFFER
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DO NOT DISTURB NATURAL AREA / CRITICAL ENVIRONMENTAL FEATURE
- DETENTION POND
- TEMPORARY SEDIMENT BASIN
- WETLAND
- SURFACE WATER / CREEK
- Receiving Water — RECEIVING WATERS
- GRADING / POST CONSTRUCTION DRAINAGE
- PRE-CONSTRUCTION DRAINAGE
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Structural Erosion And Sediment Controls

- SILT FENCE
- CUTBACK CURB
- STRAW WATTLE / MULCH SOCK
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- STABILIZED CONSTRUCTION EXIT
- EARTH BERM
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- PROPOSED / UNPROTECTED INLET
- PROTECTED INLET
- PROTECTED TYPE "E" INLET UNDER SWPPP CONTROL
- CONCRETE TRUCK WASHOUT AREA
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- WIND FENCE / TREE PROTECTION
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- MULCH BUFFER
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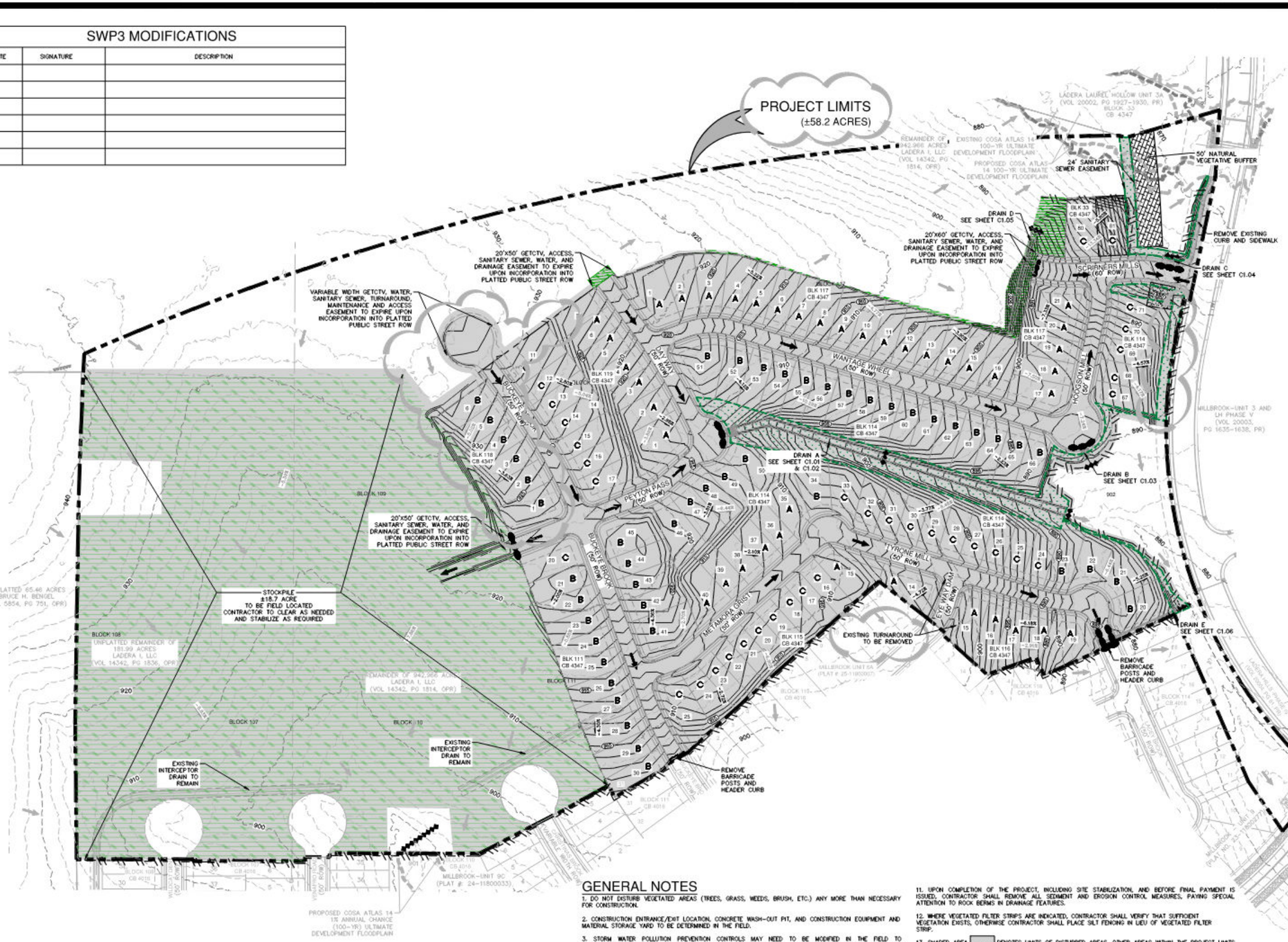
- GRAVEL BAG BERM
- OUTFALL TO SURFACE WATER
- MS4 — OUTFALL TO EXISTING STORM SEWER

06/2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT - BEST MANAGEMENT PRACTICES TRACKING MAP LEGEND

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION





LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'
0' 100' 200' 300'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- 50' NATURAL VEGETATIVE BUFFER
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED
- SILT FENCE PHASE 2 (TO BE INSTALLED ADJACENT TO CURB OR SIDEWALK)

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
13. SHADED AREA [ ] DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
14. ANY SLURRY AND CUTTINGS GENERATED FROM SAWCUTTING OPERATIONS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY AND SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
15. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.
16. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.
17. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY BEXAR COUNTY ROW.
18. CURB CUTS WILL BE REQUIRED WHERE TEMPORARY CONSTRUCTION ENTRANCES/EXITS CROSS AN EXISTING CURB. HOPPING CURBS, USE OF SAND (OR OTHER MATERIAL) BAGS, DIRT, CRUSHED STONE, ETC. WILL NOT BE ALLOWED. CONTRACTOR WILL BE REQUIRED TO REPLACE CURB UPON COMPLETION UNLESS FUTURE CURB CUTS ARE PROPOSED.
19. CONTRACTOR TO INSTALL OSHA COMPLIANT CAPS ON ALL PHASE 2 SILT FENCE POSTS.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE
1.	DELEGLIMITS OF DISTURBED AREA, TEMP STABILIZED AREA AND PROJECT LIMITS ADDED. TEMP TURNAROUND AND STOCKPILE AREA.	01/23/26

1/29/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK - UNIT 6B
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800273
JOB NO. 6445-89
DATE JANUARY 2026
DESIGNER BR
CHECKED JB DRAWN BR
SHEET C8.00

Date: Jan 29, 2026, 10:52am User ID: jessicaberry
File: P:\64\65\89\Design\Civil\SWPPP\6445891.dwg
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GENERAL NOTES

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19. CONTRACTOR TO INSTALL OSHA COMPLIANT CAPS ON ALL PHASE 2 SILT FENCE POSTS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 60'
0' 60' 120' 180'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA
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- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
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- SILT FENCE PHASE 2 (TO BE INSTALLED ADJACENT TO CURB OR SIDEWALK WHERE APPLICABLE)

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

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NO.	REVISION	DATE

3/5/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C8.00

Date: Mar 05, 2026, 8:46am User ID: cgillis
File: P:\6445\85\Design\Civil\SWPPP\644588.dwg
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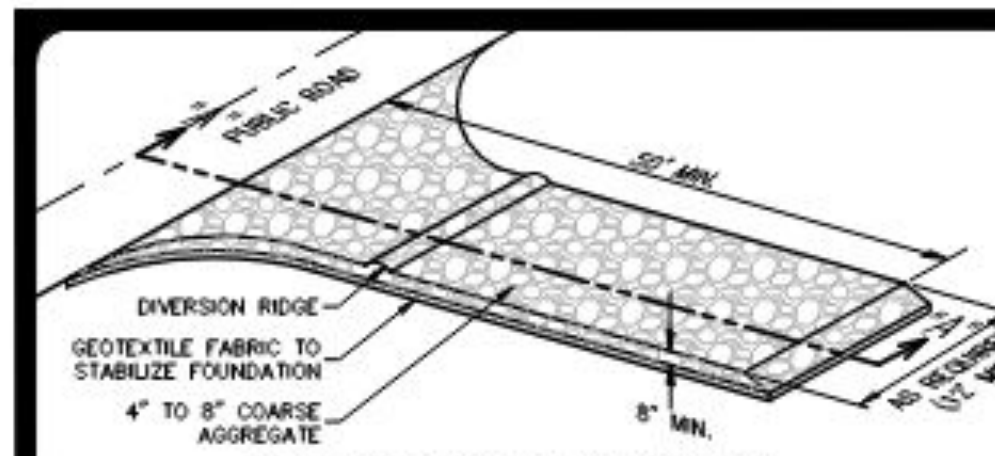
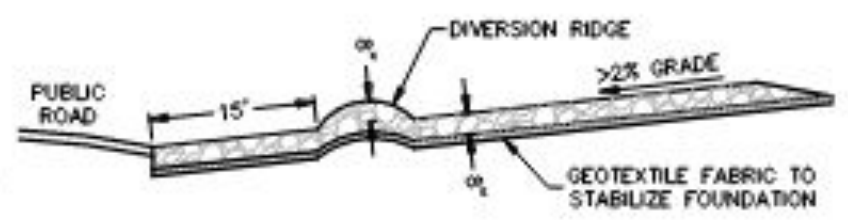


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

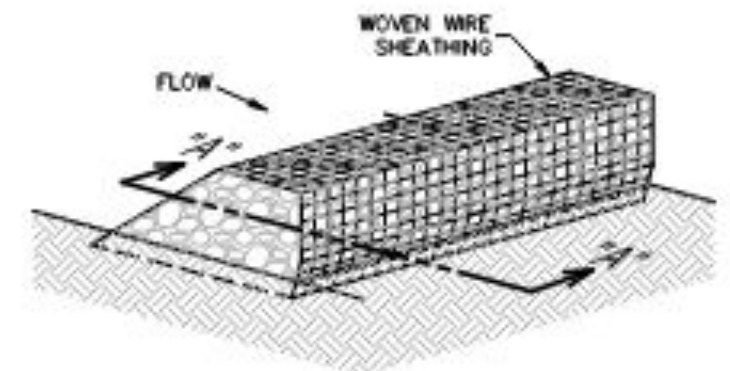
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

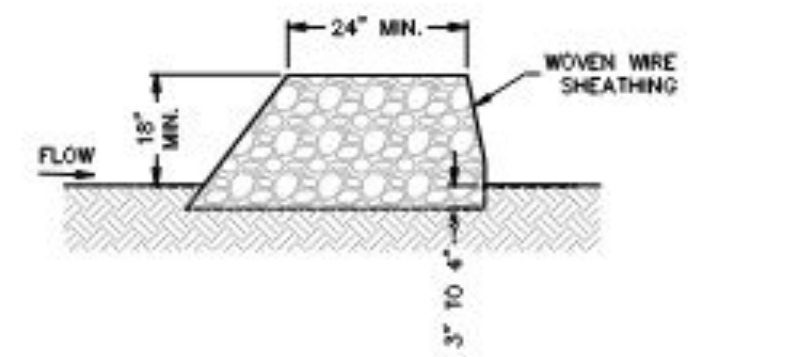
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

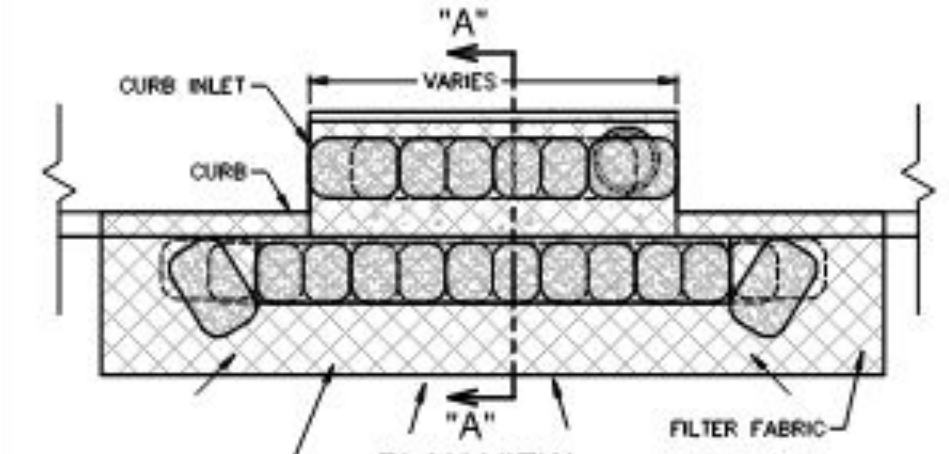
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

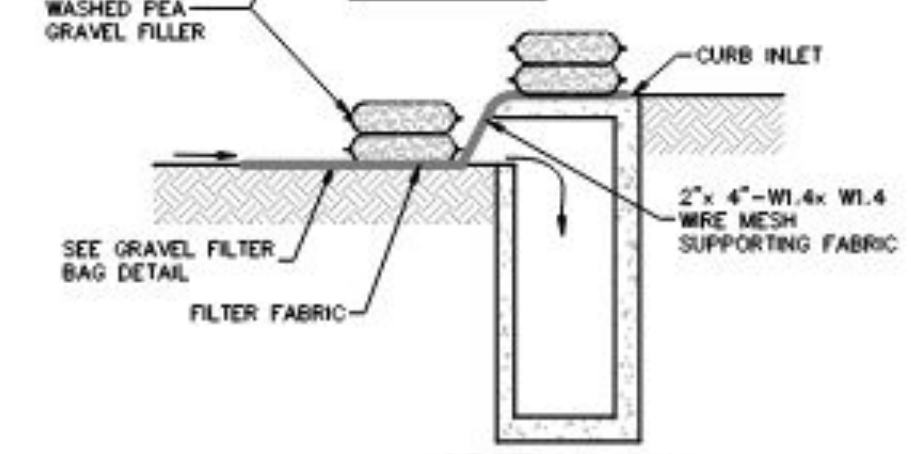
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

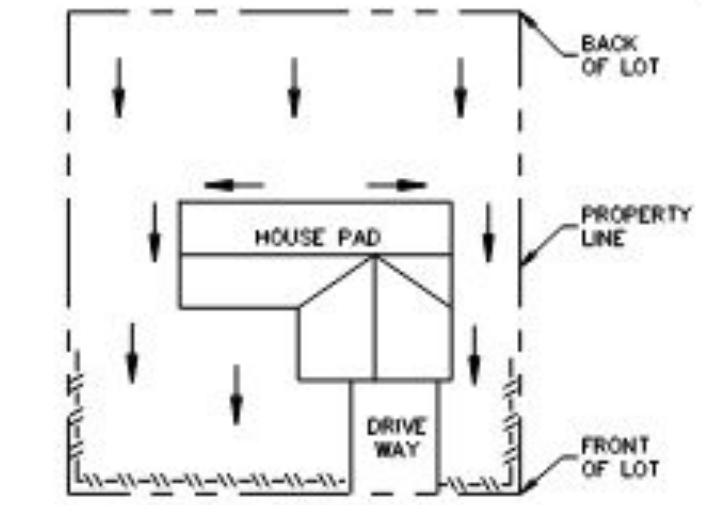
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

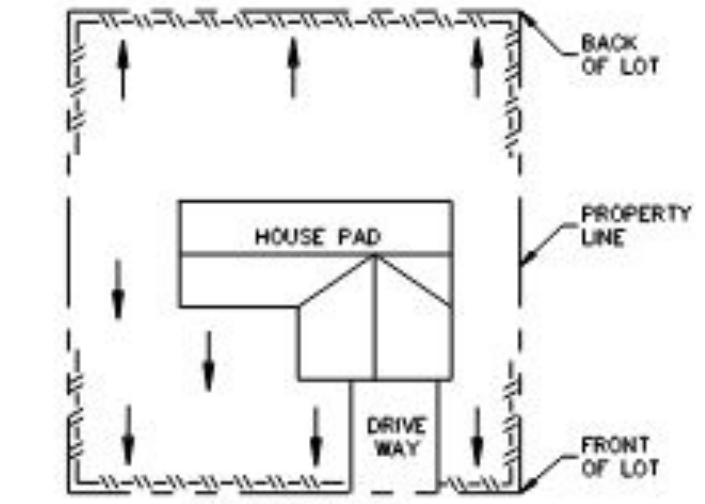
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

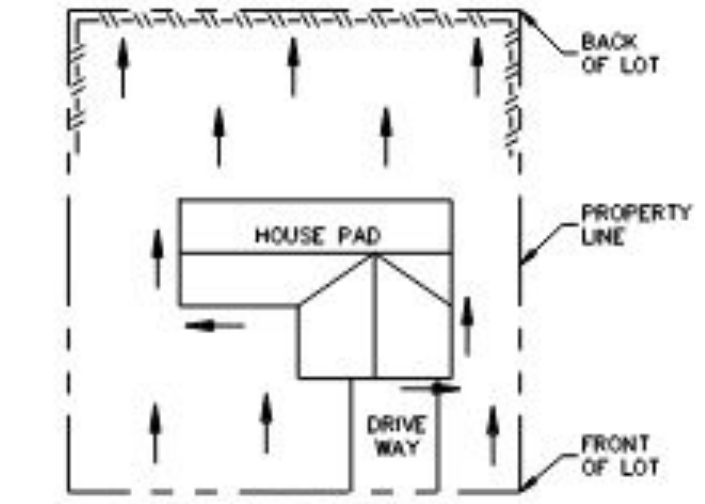
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



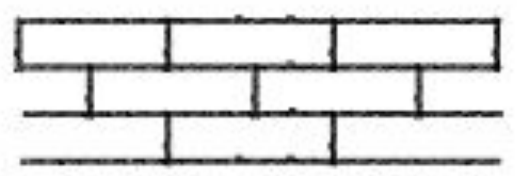
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
- SILT FENCE
- DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

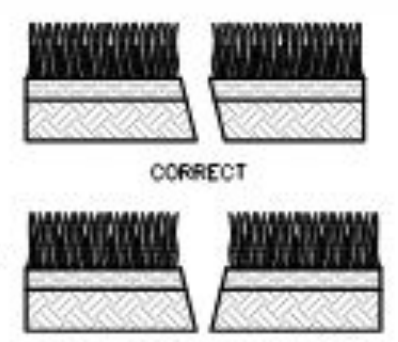


APPEARANCE OF GOOD SOD

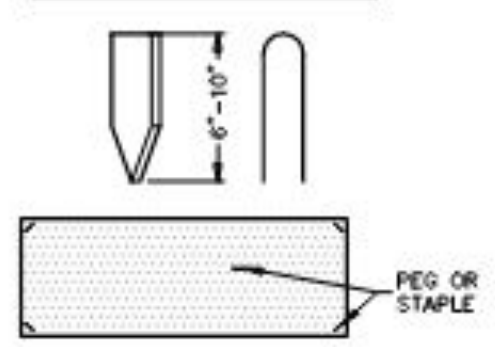
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

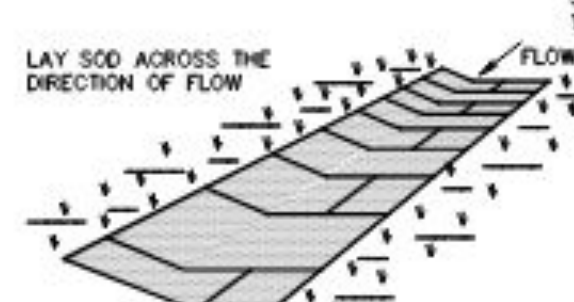
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

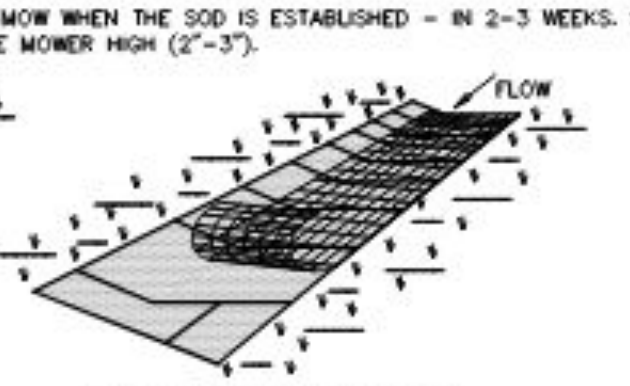


SOD INSTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY - AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.





IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

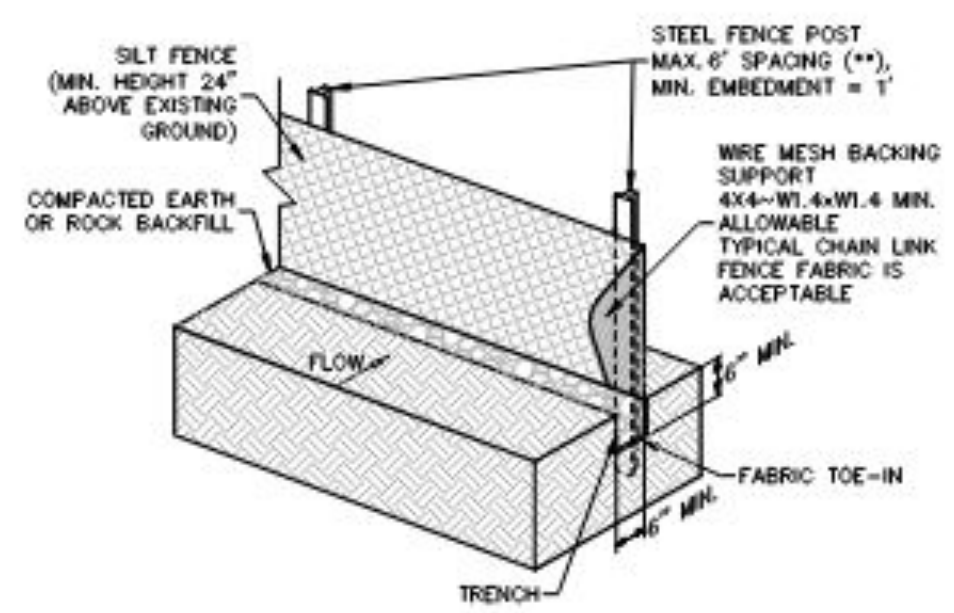
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

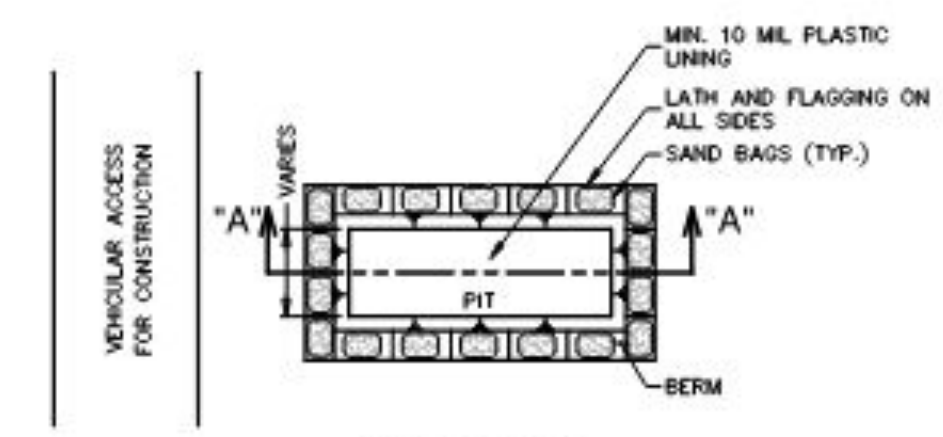
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

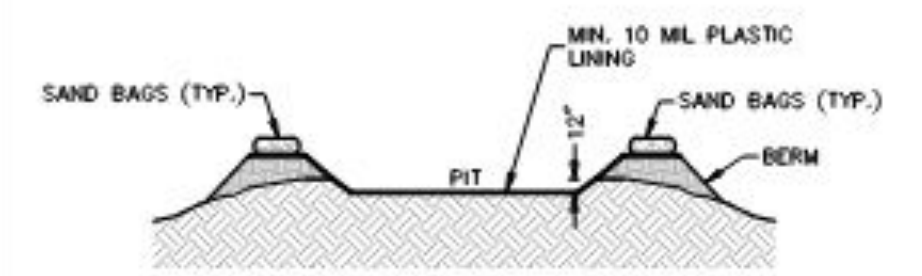
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

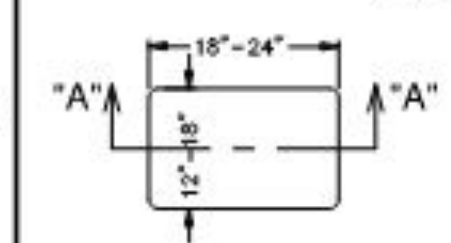
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

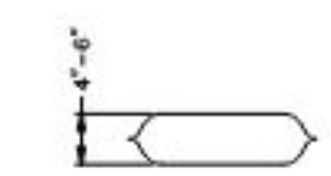
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

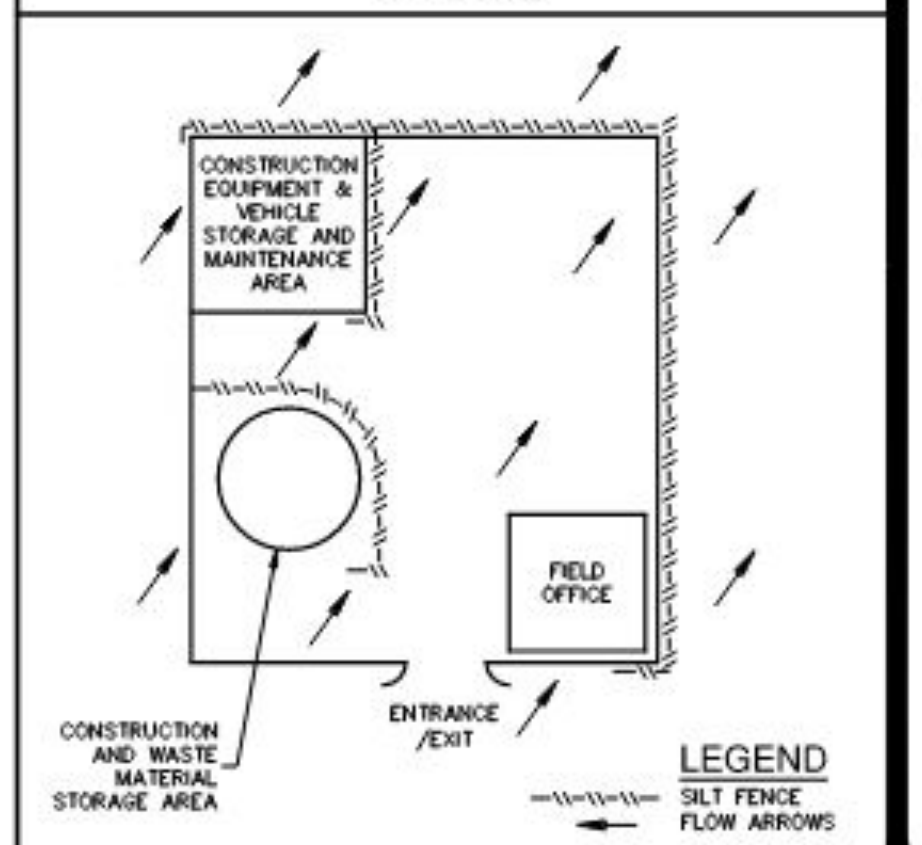
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



CONSTRUCTION STAGING AREA

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

3/5/2026



PAPE-DAWSON

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS
SWPPP DETAILS

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C8.10

Date: Mar 05, 2026, 11:23am User ID: cgillis
File: P:\64\45\88\Design\Civil\SWPPPDT6444588.dwg

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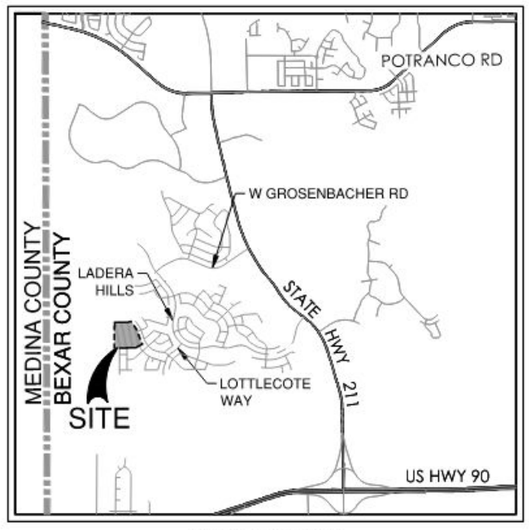
MILLBROOK-UNIT 9B

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

Sheet List Table

Sheet Title		Sheet Number
COVER SHEET		C0.00
MASTER DRAINAGE PLAN		C1.00
DRAIN A	PLAN AND PROFILE (STA. 1+09.89 TO 3+50.00)	C1.01
DRAIN A	PLAN AND PROFILE (3+50.00 TO 6+50.00)	C1.02
DRAIN A	PLAN AND PROFILE (6+50.00 TO END)	C1.03
DRAIN B	PLAN AND PROFILE (STA. 1+00.00 TO 4+00.00)	C1.04
DRAIN B	PLAN AND PROFILE (STA. 4+00.00 TO 7+50.00)	C1.05
DRAIN B	PLAN AND PROFILE (STA. 7+50.00 TO 10+50.00)	C1.06
DRAIN B	PLAN AND PROFILE (STA. 10+50.00 TO END)	C1.07
DRAIN C	PLAN AND PROFILE	C1.08
DRAINAGE DETAILS	(SHEET 1 OF 2)	C1.10
DRAINAGE DETAILS	(SHEET 2 OF 2)	C1.11
WILDCAT DEN	PLAN AND PROFILE (STA. 20+20.16 TO END)	C2.00
VENAFRO ROAD	PLAN AND PROFILE (STA.18+47.85 TO END)	C2.01
CHRISTINAS BROOK	PLAN AND PROFILE (STA. 22+30.64 TO END)	C2.02
PEYTON PASS	PLAN AND PROFILE (STA. 10+00.00 TO 17+02.76)	C2.03
SCRIBNERS MILLS	PLAN AND PROFILE (STA. 27+61.64 TO END)	C2.04
STREET DETAILS	(SHEET 1 OF 3)	C2.10
STREET DETAILS	(SHEET 2 OF 3)	C2.11
STREET DETAILS	(SHEET 3 OF 3)	C2.12
SIGNAGE PLAN		C3.00
SIGNAGE DETAILS	(SHEET 1 OF 2)	C3.10
SIGNAGE DETAILS	(SHEET 2 OF 2)	C3.11



LOCATION MAP
NOT-TO-SCALE

Sheet List Table

Sheet Title		Sheet Number
OVERALL SANITARY SEWER PLAN		C4.00
SANITARY SEWER LINE A	PLAN AND PROFILE (STA. 16+24.27 TO 26+00.00)	C4.01
SANITARY SEWER LINE A	PLAN AND PROFILE (STA. 26+00.00 TO END)	C4.02
SANITARY SEWER LINE B	PLAN AND PROFILE (STA. 5+75.34 TO END)	C4.03
SANITARY SEWER LINE C	PLAN AND PROFILE (STA. 9+62.85 TO END)	C4.04
SANITARY SEWER LINE G & H	PLAN AND PROFILE	C4.05
SANITARY SEWER DETAILS		C4.10
SANITARY SEWER NOTES		C4.11
OVERALL WATER DISTRIBUTION PLAN		C5.00
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WATER DISTRIBUTION PLAN NOTES		C5.11
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORMWATER POLLUTION PREVENTION PLAN		C8.00
SWPPP DETAILS		C8.10

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

MARCH 2026

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

WATER: SAWS DSP PRESSURE ZONE 1080

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 125 TOTAL ACREAGE 21.077
TOTAL LINEAR FOOTAGE OF PIPE: 3335 L.F.-8" PLAT NO. 25-11800298
NUMBER OF LOTS 124 SAWS JOB NO.

SEWER: UPPER MEDINA RIVER SEWERSHED: DOS RIOS W.R.C.

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ADDRESS: 100 NE LOOP 410, SUITE 1155
CITY: SAN ANTONIO STATE: TX ZIP: 78216
PHONE# (210) 403-6200 FAX#
SAWS BLOCK MAP# 066566 TOTAL EDU'S 124 TOTAL ACREAGE 21.077
TOTAL LINEAR FOOTAGE OF PIPE: 3,013 LF -8" PLAT NO. 25-11800298
NUMBER OF LOTS 124 SAWS JOB NO.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET C0.00

PLAT NO. 25-11800298 PD JOB NO. 6445-88 MILLBROOK-UNIT 9B

Date: August 19, 2025, 5:21 PM – User ID: cgillis
File: P:\6445.88\Design\Civil\c0644588.dwg
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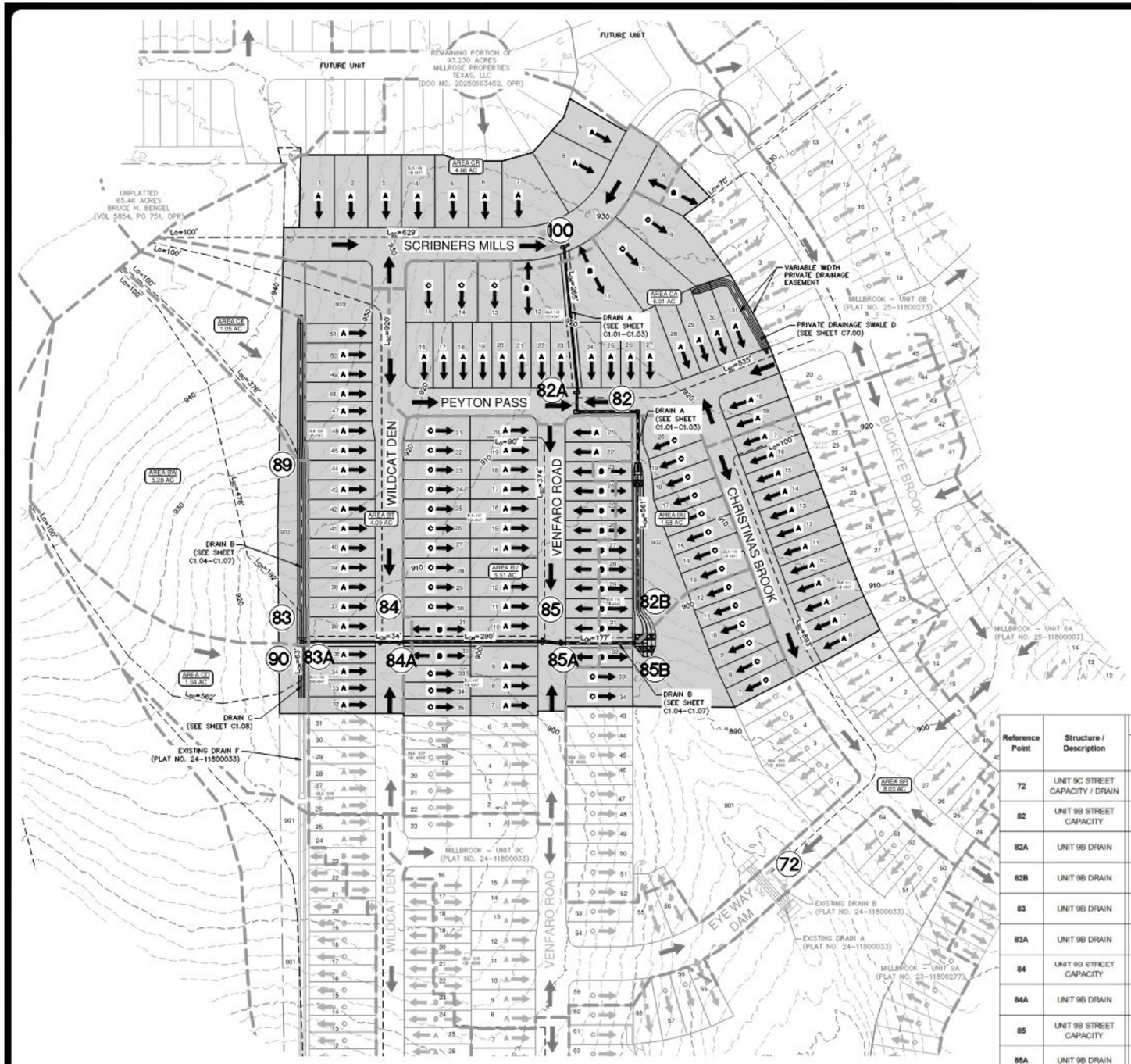
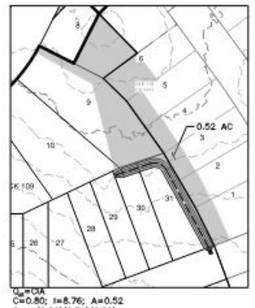


PRIVATE SWALE DRAINAGE AREAS:

SEE SHEET C7.00 FOR CROSS SECTIONS



$Q_P = CIA$
$C=0.80;\ I=8.76;\ A=0.52$
$Q_P = (0.80)(8.76)(0.52)$
$Q_P = 3.64$ CFS



LOCATION MAP

NOT-TO-SCALE

0' 200' 400' 600'

SCALE: 1"= 200'

MASTER DRAINAGE LEGEND

PROJECT LIMITS	
EXISTING CONTOUR	690
RUNOFF FLOW PATH	
DRAINAGE AREA BOUNDARY	
FHA LOT GRADING TYPE	A,B,C
PROPOSED DIRECTION OF FLOW	
DRAINAGE CALCULATION POINT	11
DRAINAGE AREA	AREA A2 3.60 AC

Ultimate Development/Proposed Conditions Master Drainage Plan Calculations

(Per City of San Antonio Regulations)

Reference Point	Structure / Description	Drainage Areas: WATERSHED	Area (Ac)	C	Total Flowpath (ft)	Overland/Sheet Flow*: L_O (FT)	S_O (ft/ft)	T_O* (MIN)	Shallow Concentrated Flow**: L_{SC} (FT)	Condition***	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MIN)	Channelized Flow**: L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)	$T_{C\text{-}TOT}$	Rational Method Q=CIA: IDF Curve: COSA_A14_PA4 Return Year	Intensity (in/hr)	Q (cfs)
72	UNIT 9C STREET CAPACITY / DRAIN	BR	8.03	0.79	993	100	0.018	13	893	P	0.041	4.1	3.6	-		-	16	5	5.06	32.1
																	16	25	6.99	44.3
																	16	100	8.71	55.3
82	UNIT 9B STREET CAPACITY	CA	6.91	0.74	905	70	0.015	12	835	P	0.024	3.1	4.4			-	16	5	5.06	25.9
																	16	25	6.99	35.7
																	16	100	8.71	44.5
82A	UNIT 9B DRAIN	CA+CR	11.57	0.74	994	100	0.015	14	629	P	0.032	3.6	2.9	265	5.1	0.9	17	5	4.91	42.0
																	17	25	6.76	57.9
																	17	100	8.42	72.1
82B	UNIT 9B DRAIN	BU+CA+CR	13.25	0.75	1,555	100	0.015	14	629	P	0.032	3.6	2.9	826	5.8	2.4	19	5	4.63	46.0
																	19	25	6.37	63.3
																	19	100	7.93	78.8
83	UNIT 9B DRAIN	BW+CE	6.33	0.72	770	100	0.015	14	478	U	0.059	3.9	2.0	192	2.2	1.5	17	5	4.91	22.4
																	17	25	6.76	30.8
																	17	100	8.42	38.4
83A	UNIT 9B DRAIN	BW+CD+CE	8.27	0.72	770	100	0.015	14	478	U	0.059	3.9	2.0	192	2.2	1.5	17	5	4.91	29.2
																	17	25	6.76	40.3
																	17	100	8.42	50.1
84	UNIT 9B STREET CAPACITY	BT	4.09	0.80	1,020	100	0.015	14	920	P	0.044	4.3	3.6			-	17	5	4.91	16.1
																	17	25	6.76	22.1
																	17	100	8.42	27.6
84A	UNIT 9B DRAIN	BT+BW+CD+CE	12.36	0.75	1,054	100	0.015	14	920	P	0.044	4.3	3.6	34	8.7	0.1	17	5	4.91	45.5
																	17	25	6.76	62.7
																	17	100	8.42	78.1
85	UNIT 9B STREET CAPACITY	BV	5.51	0.80	464	90	0.015	13	374	P	0.034	3.7	1.7			-	14	5	5.42	23.9
																	14	25	7.53	33.2
																	14	100	9.39	41.4
85A	UNIT 9B DRAIN	BV+BW+CD+BT+CE	17.87	0.77	1,344	100	0.015	14	920	P	0.044	4.3	3.6	324	7.3	0.7	18	5	4.76	65.5
																	18	25	6.56	90.3
																	18	100	8.16	112.3
85B	UNIT 9B DRAIN	BV+BW+CD+BT+BU+CA+CR+CE	31.12	0.76	1,521	100	0.015	14	920	P	0.044	4.3	3.6	501	7.6	1.1	18	5	4.76	112.6
																	18	25	6.56	155.2
																	18	100	8.16	193.0
89	UNIT 9B DRAIN	CE	1.05	0.72	476	100	0.014	15	376	U	0.057	3.9	1.6			-	16	5	5.06	3.8
																	16	25	6.99	5.3
																	16	100	8.71	6.6
90	UNIT 9B DRAIN	CD	1.94	0.72	725	100	0.048	10	562	U	0.051	3.6	2.6	63	3.0	0.4	12	5	5.81	8.1
																	12	25	8.12	11.3
																	12	100	10.14	14.2
100	UNIT 9B DRAIN/STREET CAPACITY	CR	4.66	0.72	729	100	0.016	14	629	P	0.032	3.6	2.9			-	16	5	5.06	17.0
																	16	25	6.99	23.5
																	16	100	8.71	29.2

Rational Method Time of Concentration
*Seelye Chart or TR-55 Eqn. 3-3
**As Calculated using Mannings, TR-55 Figure 3-1, or 6 ft/s
***Includes Bypass Flow from Reference Point 16 (See additional calculations)

From TR-55 Equation 3-3*
P_2: 2-year, 24-hour rainfall =3.64"
n: 0.24

From TR-55 Figure 3-1***
S: For Streets: n = 0.018, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps

NO.	REVISION	DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B

BEXAR COUNTY, TEXAS

MASTER DRAINAGE PLAN

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CC
CHECKED JB DRAWN CC
SHEET C1.00

Date: Mar 06, 2026, 1:49pm User ID: cacarvalho
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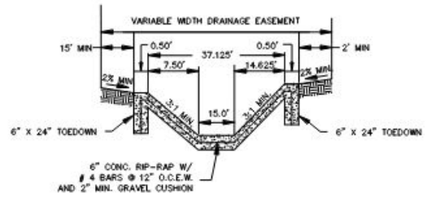
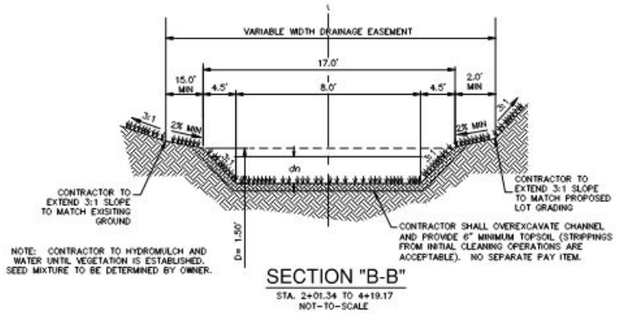


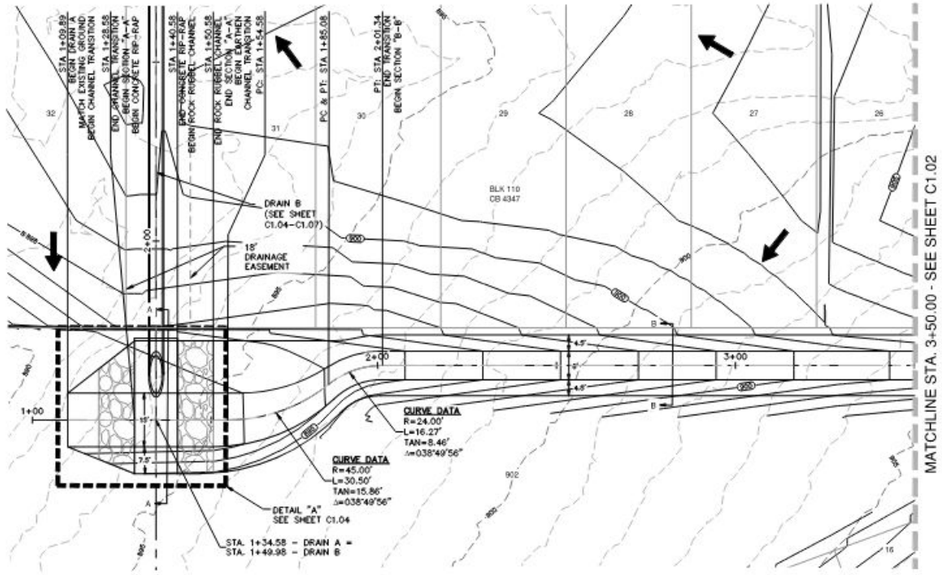
SECTION "A-A"

STA. 1+28.58 TO 1+40.58
NOT-TO-SCALE



SECTION "B-B"

STA. 2+01.34 TO 4+19.17
NOT-TO-SCALE



SCALE: 1" = 20'
0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR 690
- PROPOSED CONTOUR 690
- PROPOSED WATER W
- PROPOSED SEWER SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS CONCRETE RIP-RAP
STA. 1+28.58 TO 1+40.58

Q25 = 155.2 cfs
Bw = 15'
n = 0.015
S = 0.80%
D = 2.5'
dn = 1.05'
V = 8.14 fps
T = 0.44

HYDRAULIC CALCULATIONS ROCK RUBBLE
STA. 1+40.58 TO 1+50.58

Q25 = 155.2 cfs
Bw = 15'
n = 0.038
S = 0.80%
D = 2.5'
dn = 1.77'
V = 4.32 fps
T = 0.69

HYDRAULIC CALCULATIONS EARTHEN CHANNEL
STA. 1+50.58 TO 2+01.34

Q25 = 63.3 cfs
Bw = 8'
n = 0.035
S = 4.05%
D = 1.5'
dn = 0.89'
V = 6.70 fps
T = 1.76
RC = B

HYDRAULIC CALCULATIONS EARTHEN CHANNEL
STA. 2+01.34 TO 3+27.93

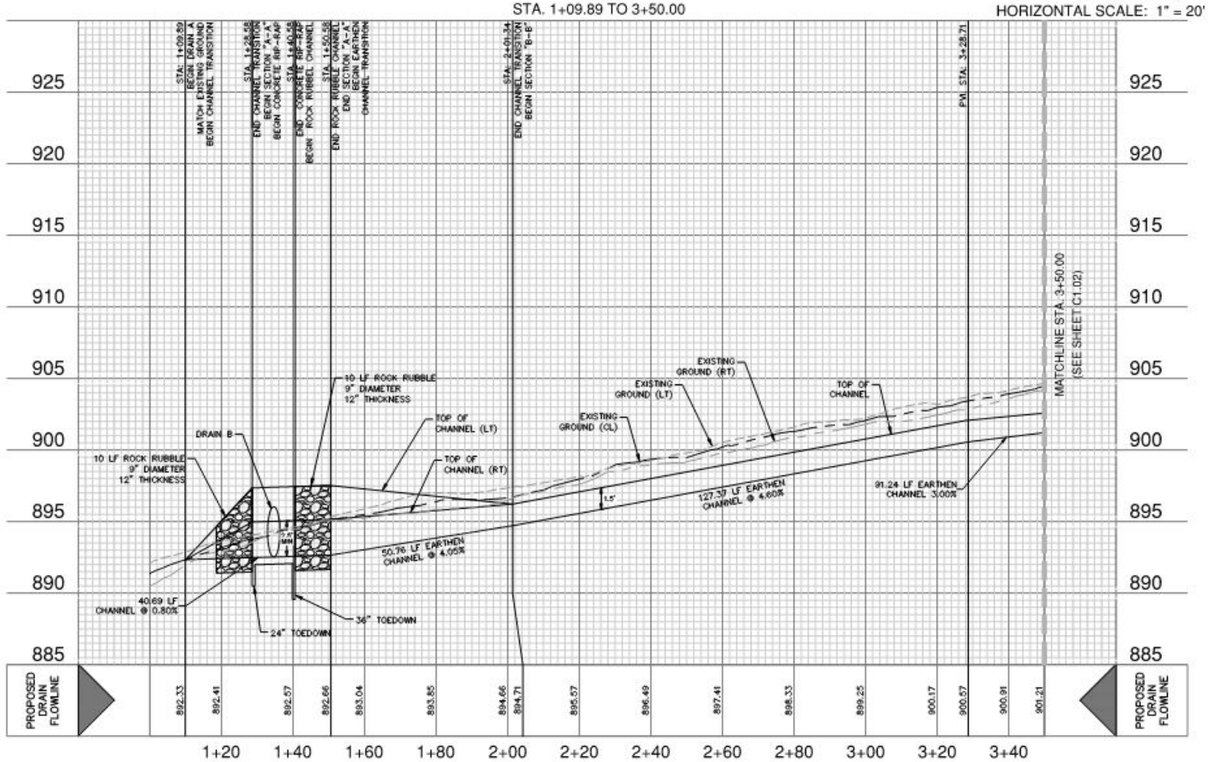
Q25 = 63.3 cfs
Bw = 8'
n = 0.035
S = 4.60%
D = 1.5'
dn = 0.86'
V = 7.00 fps
T = 1.94
RC = B

HYDRAULIC CALCULATIONS EARTHEN CHANNEL
STA. 3+27.93 TO 4+19.17

Q25 = 63.3 cfs
Bw = 8'
n = 0.035
S = 3.00%
D = 1.5'
dn = 0.96'
V = 6.04 fps
T = 1.39
RC = B

DRAIN A
STA. 1+09.89 TO 3+50.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN A
PLAN AND PROFILE (STA. 1+09.89 TO 3+50.00)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.01

Date: Mar 06, 2026, 3:17pm User ID: cgillis
File: P:\645\45\88\Design\Civil\3D\6445588.dwg
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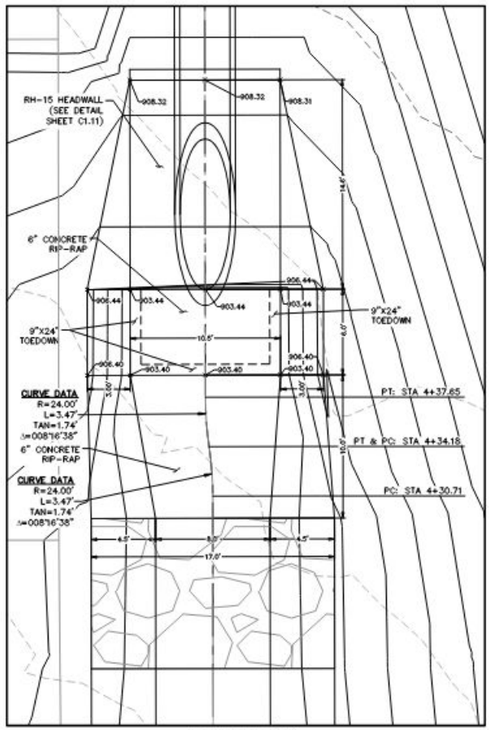
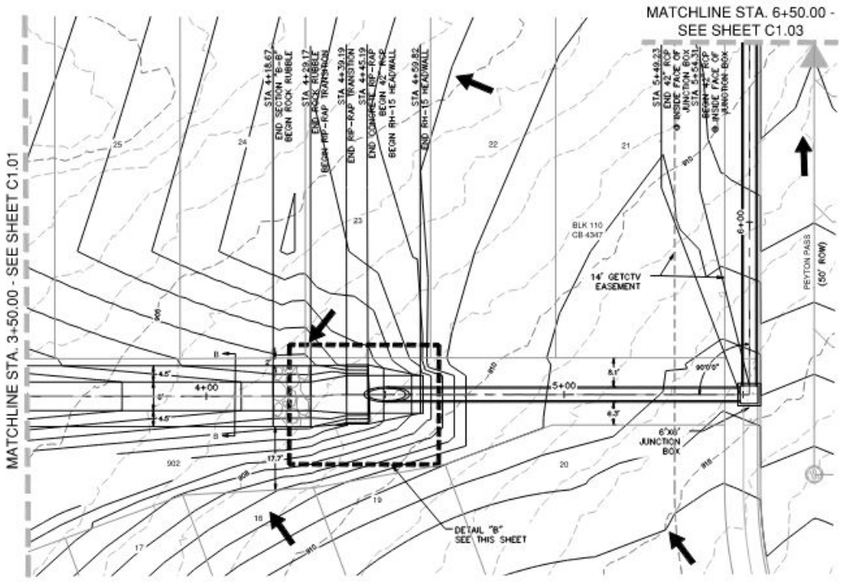


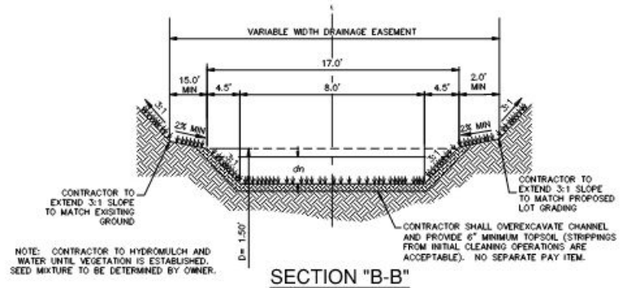
DETAIL "B"
SCALE 1" = 5'





DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

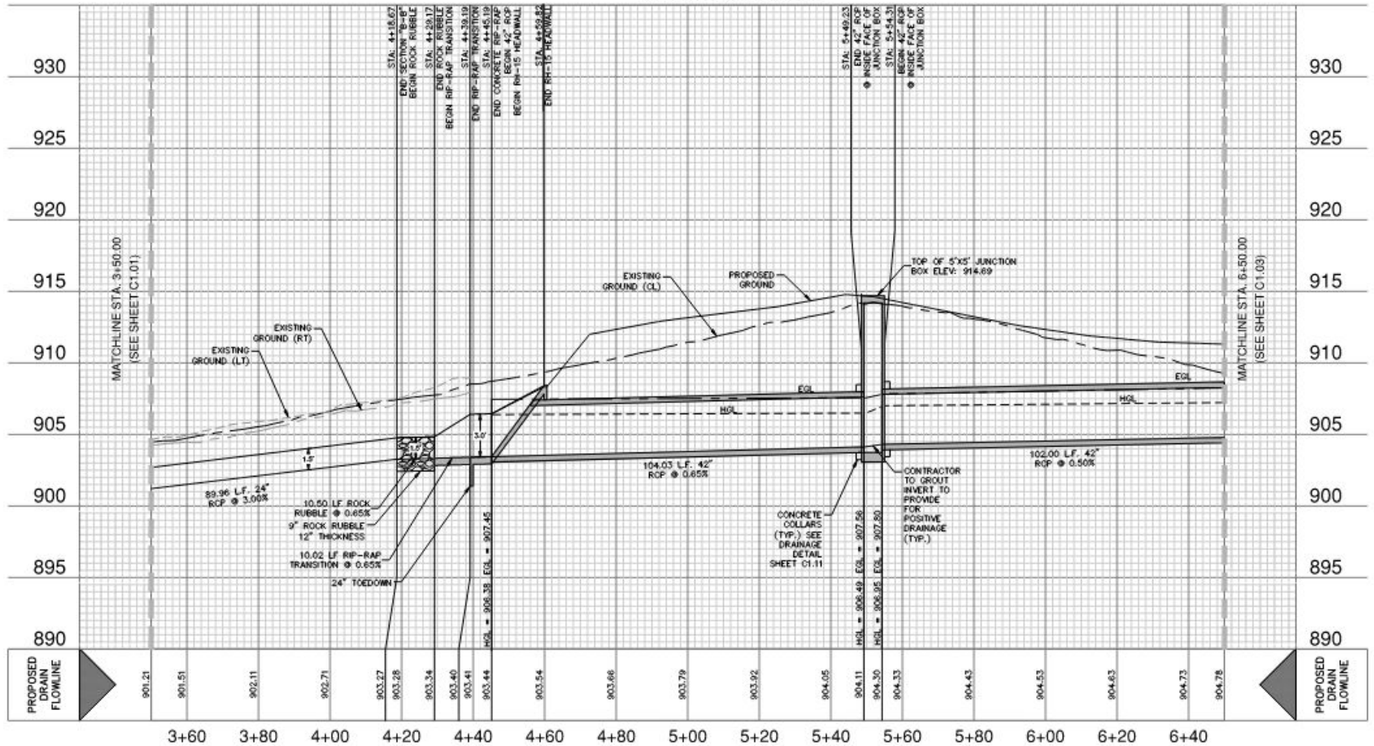


NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

SECTION "B-B"
STA. 2+01.34 TO 4+19.17
NOT-TO-SCALE

DRAIN A
STA. 3+50.00 TO 6+50.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



HYDRAULIC CALCULATIONS EARTHEN CHANNEL
STA. 3+27.93 TO 4+19.17

- Q25 = 63.3 cfs
- Bw = 8'
- n = 0.035
- S = 3.00%
- D = 1.5'
- dn = 0.96'
- V = 6.04 fps
- T = 1.39
- RC = B

HYDRAULIC CALCULATIONS 42" RCP
STA. 4+45.19 TO 5+49.23

- Q25 = 57.9 CFS
- Dn = 2.94'
- Sf = 0.00%
- S = 0.65%
- V = 6.71 FPS
- n = 0.013
- D = 3.5'

HYDRAULIC CALCULATIONS 42" RCP
STA. 5+54.31 TO 6+56.32

- Q25 = 57.9 CFS
- Dn = 2.69'
- Sf = 0.377%
- S = 0.50%
- V = 7.30 FPS
- n = 0.013
- D = 3.5'

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

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NO. | REVISION | DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS
DRAIN A
PLAN AND PROFILE (3+50.00 TO 6+50.00)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.02

Date: Mar 06, 2026, 1:28pm User ID: cesarcedo
File: P:\6445\88\Design\Civil\32AR44588.dwg
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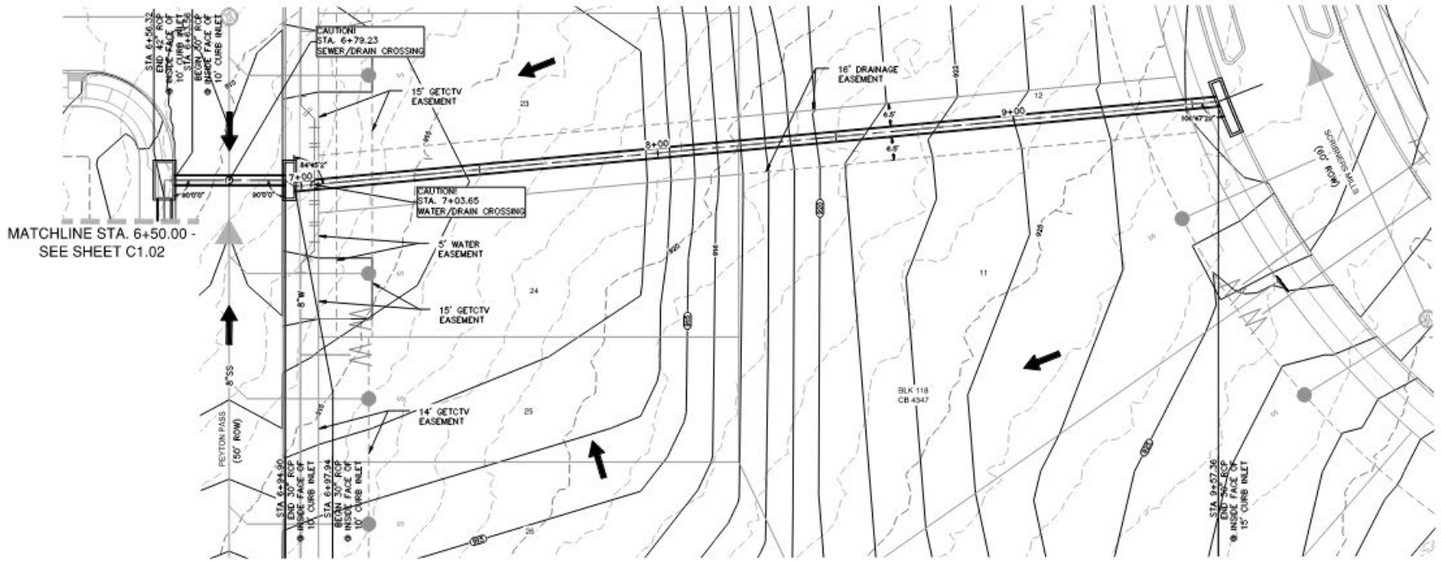


SCALE: 1" = 20'

0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS–DRAIN A

TOTAL Q_{25} = 23.5 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.53, g = 32.2, c = 0.70

$$L = \frac{23.5 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.53)}$$

L = 11.1 FT USE 1 ~ 15 FT CURB INLETS

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{23.5}{(3.087)\ (15)}\right)^{2/3} = 0.64 \text{ FT.}$$

h = 0.64 < 0.79 OK

HYDRAULIC CALCULATIONS–DRAIN A

TOTAL Q_{25} = 35.7 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.53, g = 32.2, c = 0.70

$$L = \frac{35.7 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.53)}$$

L = 16.8 FT USE 2 ~ 10 FT CURB INLETS

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{35.7}{(3.087)\ (20)}\right)^{2/3} = 0.69 \text{ FT.}$$

h = 0.69 < 0.79 OK

HYDRAULIC CALCULATIONS
30" RCP
STA. 6+63.56 TO 6+94.90

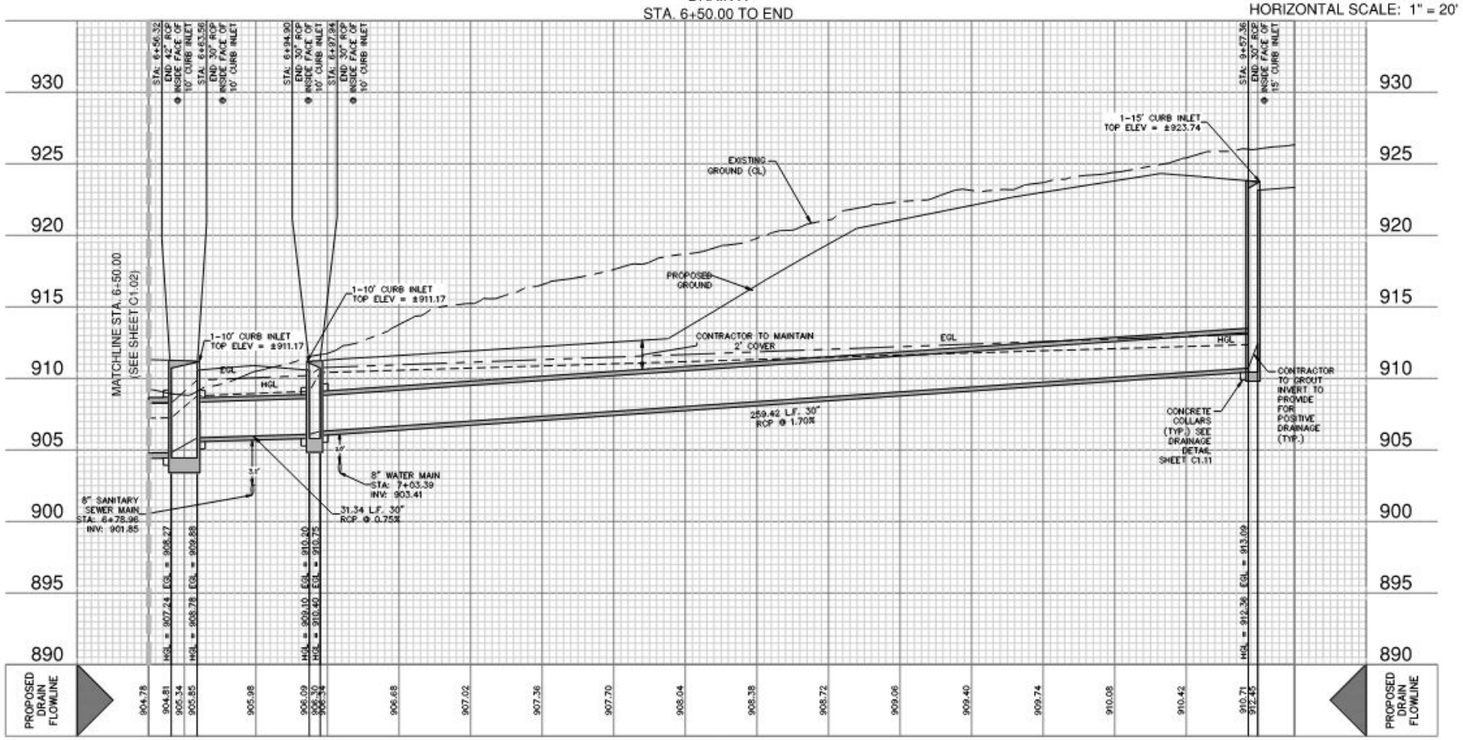
Q25 = 23.5+35.7/2 =41.35 CFS
Dn = 2.5'
Sf = 1.017%
S = 0.75%
V = 8.43 FPS
n = 0.013
D = 2.5'

HYDRAULIC CALCULATIONS
30" RCP
STA. 6+97.94 TO 9+57.36

Q25 = 25.30 CFS
Dn = 2.50'
Sf = 0.328%
S = 1.70%
V = 4.79 FPS
n = 0.013
D = 2.5'

DRAIN A
STA. 6+50.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



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CAUTION!!

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NO. REVISION | DATE

3/6/2026

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REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN A
PLAN AND PROFILE (6+50.00 TO END)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.03

Date: Mar 06, 2026, 1:46pm User ID: oscarcido
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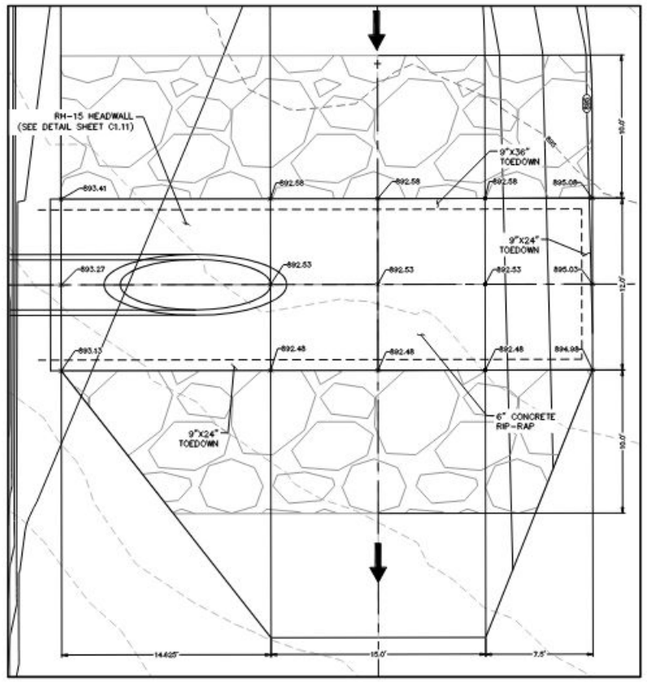
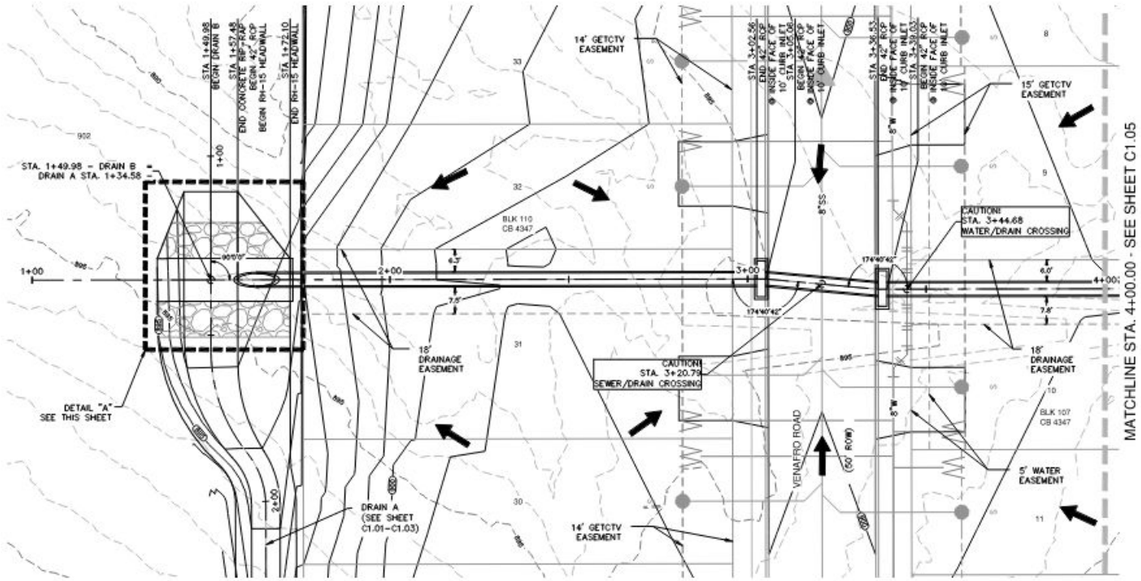


DETAIL "A"
SCALE: 1" = 5'





DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS–DRAIN B

TOTAL Q_{25} = 33.2 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.53, g = 32.2, c = 0.70

$$L = \frac{33.2 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.53)}$$

L = 15.6 FT USE 2 ~ 10 FT CURB INLETS

CHECK WITH NOR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{33.2}{(3.087)\ (20)}\right)^{2/3} = 0.66 \text{ FT.}$$

h = 0.66 < 0.79 OK

HYDRAULIC CALCULATIONS 42" RCP
STA. 1+57.48 TO 3+02.56

Q25 = 90.3 CFS
Dn = 3.22'
Sf = 0.699%
S = 0.50%
V = 9.75 FPS
n = 0.013
D = 3.5'

HYDRAULIC CALCULATIONS 42" RCP
STA. 3+05.06 TO 3+36.53

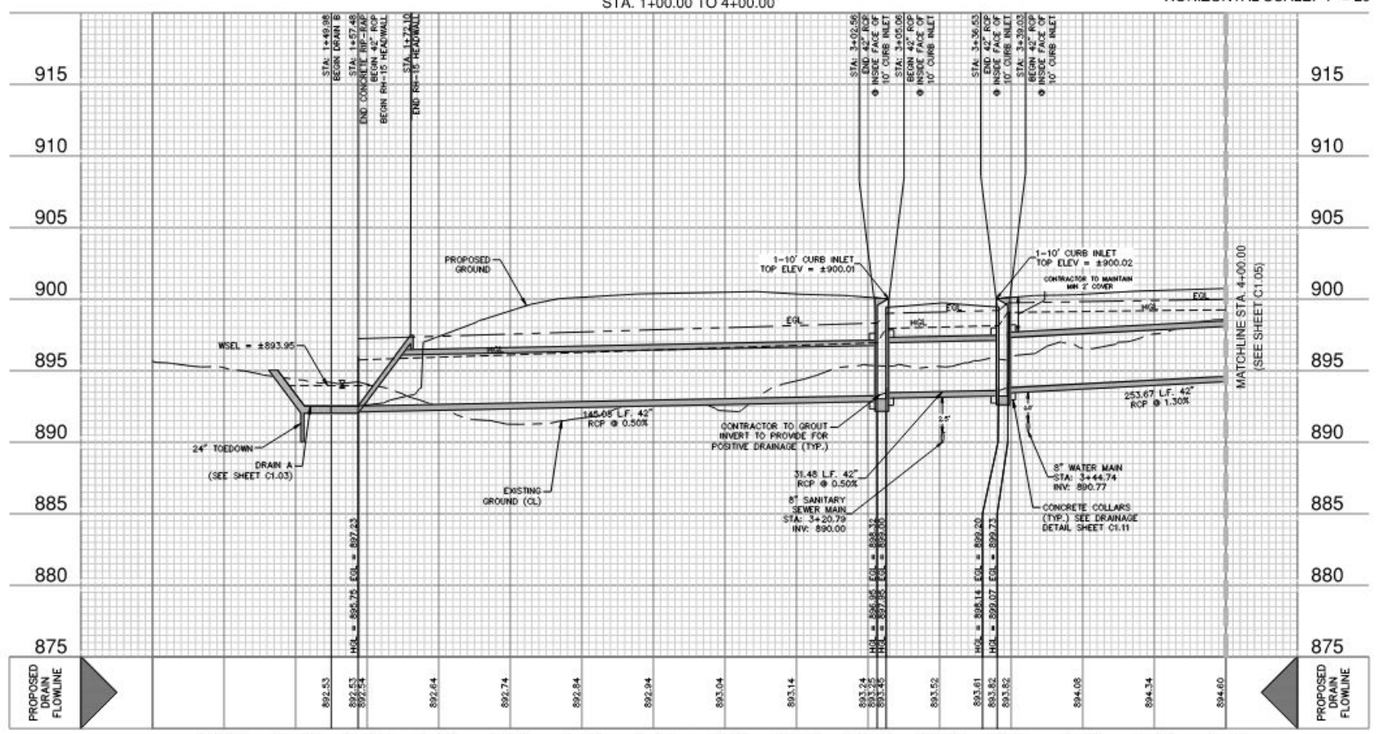
Q25 = 62.7+33.2/2=79.30 CFS
Dn = 3.50'
Sf = 0.622%
S = 0.50%
V = 8.24 FPS
n = 0.013
D = 3.5'

HYDRAULIC CALCULATIONS 42" RCP
STA. 3+39.03 TO 5+92.70

Q25 = 62.70 CFS
Dn = 3.5'
Sf = 0.389%
S = 1.20%
V = 6.52 FPS
n = 0.013
D = 3.5'

DRAIN B
STA. 1+00.00 TO 4+00.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



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MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN B
PLAN AND PROFILE (STA. 1+00.00 TO 4+00.00)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.04

Date: Mar 06, 2026, 3:30pm User ID: cgillis
File: P:\6445\85\Design\Civil\SSB6445585.dwg

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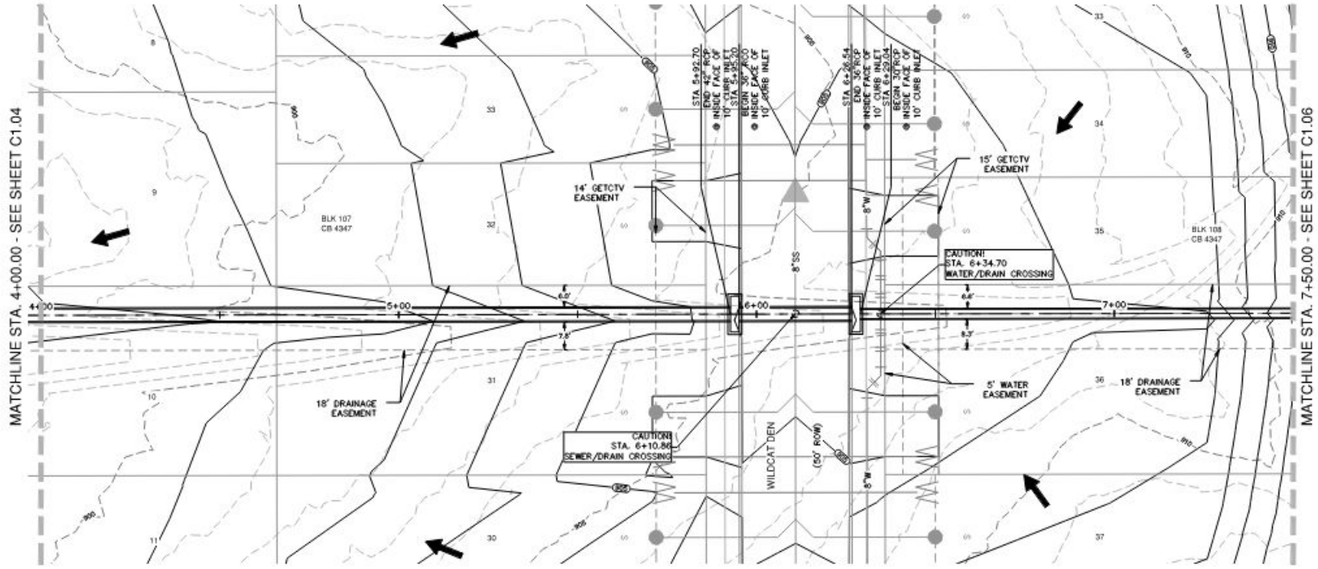


SCALE: 1" = 20'

0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS–DRAIN B

TOTAL Q_{25} = 22.1 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.53, g = 32.2, c = 0.70

$$L = \frac{22.1 \text{ CFS}}{(0.70)\ (0.52)\sqrt{2}\ (32.2)\ (0.53)}$$

L = 10.4 FT USE 2 ~ 10 FT CURB INLETS

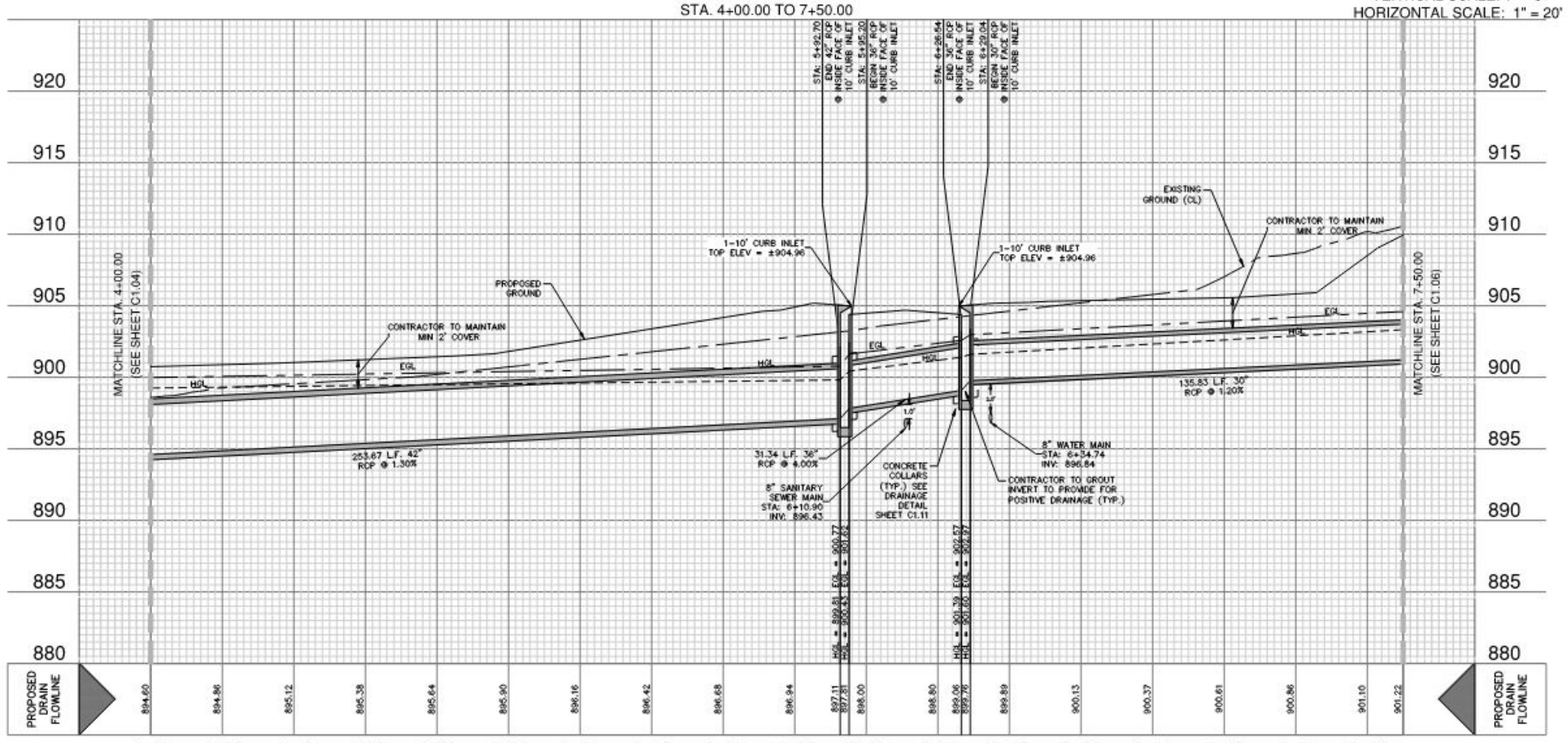
CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{22.1}{(3.087)\ (20)}\right)^{2/3} = 0.50 \text{ FT.}$$

h = 0.50 < 0.79 OK

DRAIN B
STA. 4+00.00 TO 7+50.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



HYDRAULIC CALCULATIONS
36" RCP
STA. 5+95.20 TO 6+26.54

Q25 = 40.3+22.1/2=51.35 CFS
Dn = 2.62'
Sf = 0.000%
S = 4.00%
V = 7.83 FPS
n = 0.013
D = 3.0'

HYDRAULIC CALCULATIONS
30" RCP
STA. 6+29.04 TO 7+64.87

Q25 = 40.30 CFS
Dn = 1.84'
Sf = 0.000%
S = 1.20%
V = 10.40 FPS
n = 0.013
D = 2.5'

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

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CAUTION!!

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NO.	REVISION	DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN B
PLAN AND PROFILE (STA. 4+00.00 TO 7+50.00)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.05

Date: Mar 06, 2026, 2:29pm User ID: cgarcia
File: P:\6445\85\Design\Civil\SSB6445B5.dwg

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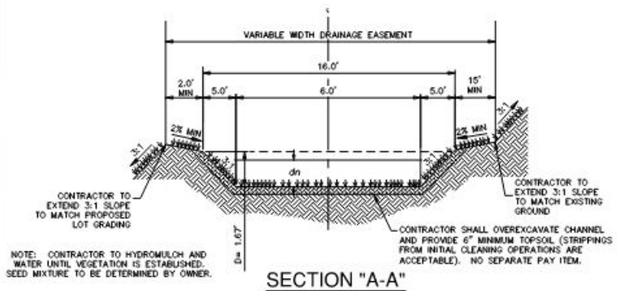
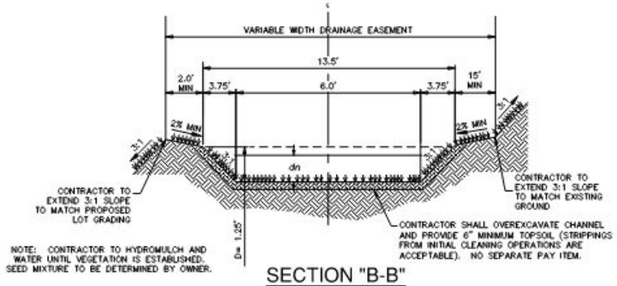


NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

SECTION "A-A"

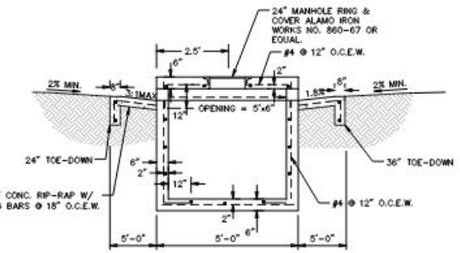
STA. 7+75.86 TO 8+28.47
NOT-TO-SCALE



NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

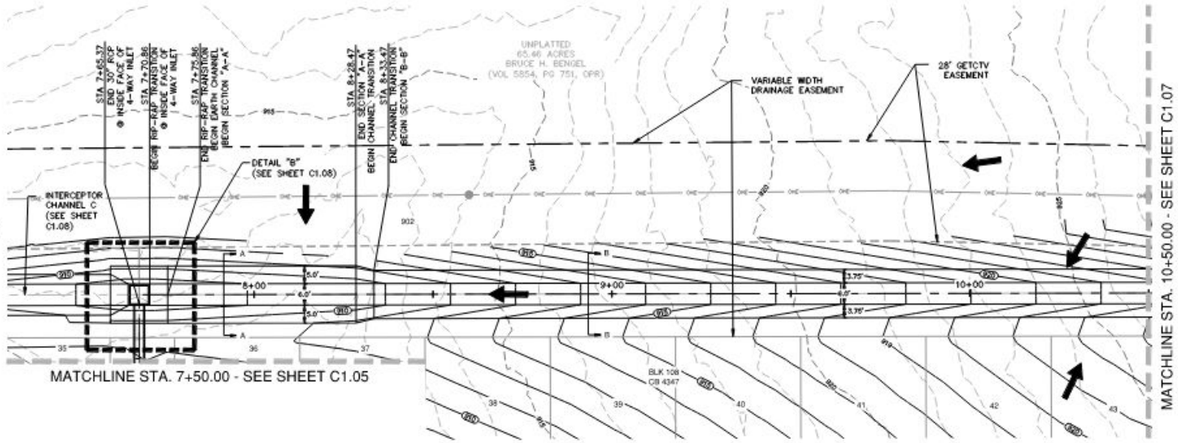
SECTION "B-B"

STA. 8+33.47 TO 10+91.57
NOT-TO-SCALE



TYPICAL 4-WAY INLET DETAIL

NOT-TO-SCALE



SCALE: 1" = 20'

0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR 690
- PROPOSED CONTOUR 690
- PROPOSED WATER W
- PROPOSED SEWER SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS 30" RCP

STA. 6+29.04 TO 7+64.87

Q25 = 40.30 CFS
Dn = 1.84'
Sf = 0.000%
S = 1.20%
V = 10.40 FPS
n = 0.013
D = 2.5'

HYDRAULIC CALCULATIONS EARTHEN CHANNEL

STA. 7+75.86 TO 8+28.47

Q25 = 30.8 cfs
Bw = 6'
n = 0.035
S = 1.80%
D = 1.67'
dn = 0.85'
V = 4.23 fps
T = 0.72
RC = B,C

HYDRAULIC CALCULATIONS EARTHEN CHANNEL

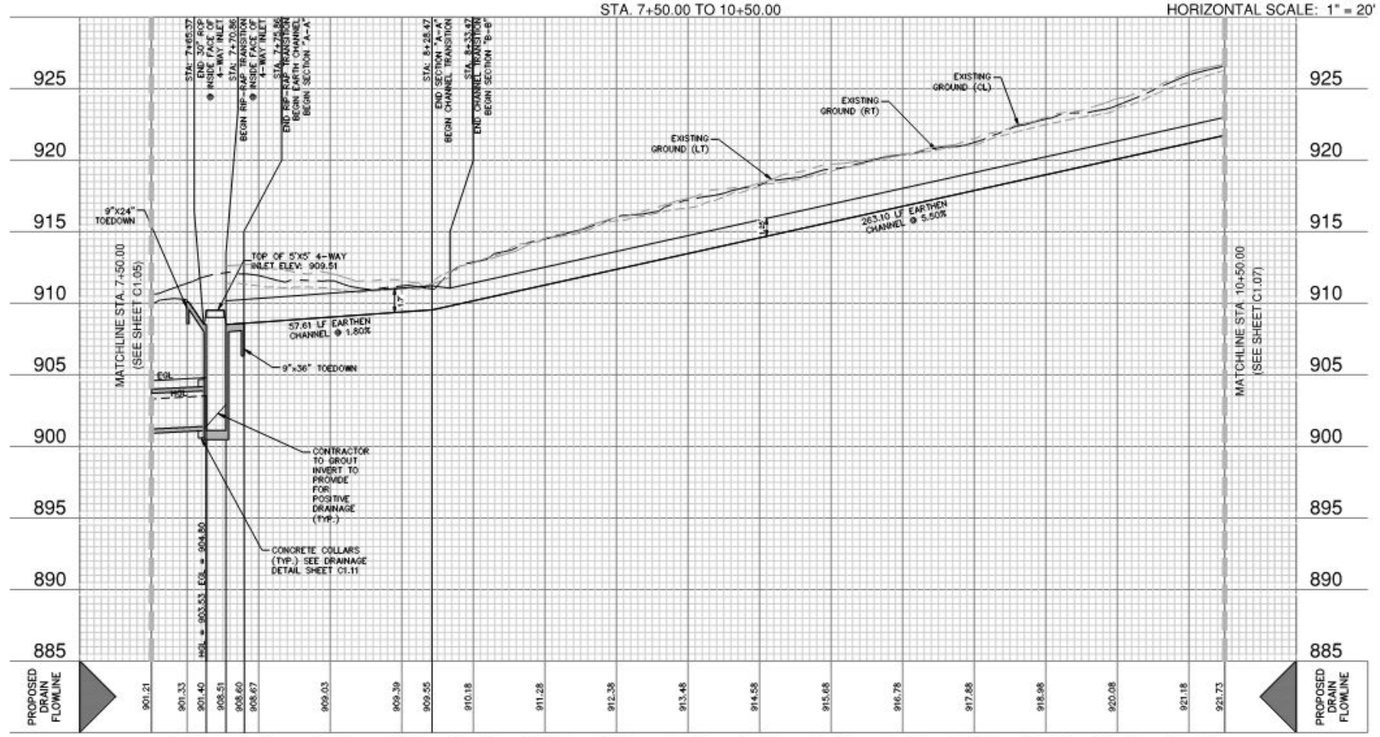
STA. 8+33.47 TO 10+91.57

Q25 = 30.8 cfs
Bw = 6'
n = 0.035
S = 5.50%
D = 1.25'
dn = 0.63'
V = 6.23 fps
T = 1.70
RC = B

DRAIN B

STA. 7+50.00 TO 10+50.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



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DATE
NO. REVISION

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN B
PLAN AND PROFILE (STA. 7+50.00 TO 10+50.00)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.06

Date: Mar 06, 2026, 4:58pm User ID: cgillis
File: P:\6445\85\Design\Civil\20864456.dwg

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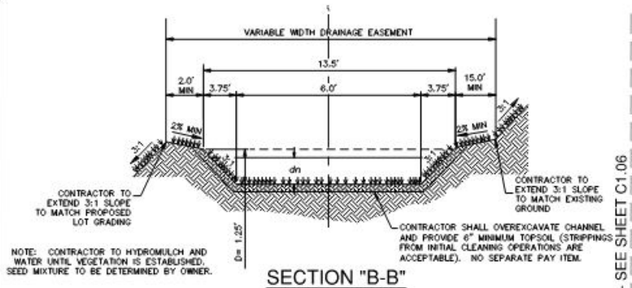
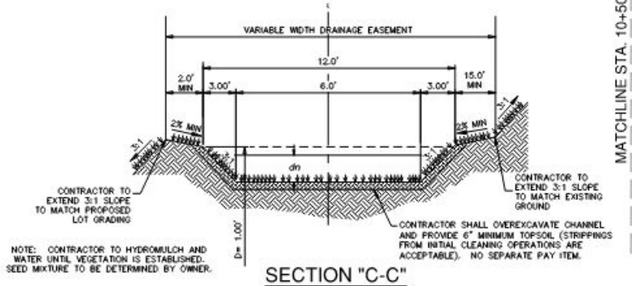


NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

SECTION "B-B"

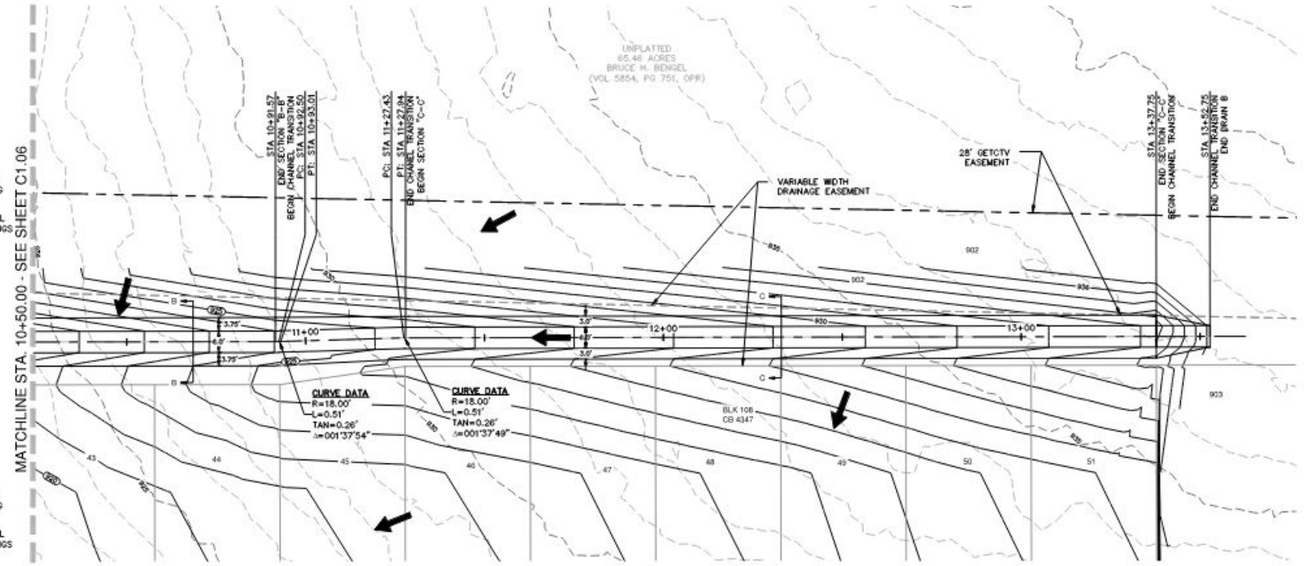
STA. 8+33.47 TO 10+91.57
NOT-TO-SCALE



NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

SECTION "C-C"

STA. 11+28.10 TO 13+47.92
NOT-TO-SCALE



SCALE: 1" = 20'

DRAINAGE LEGEND

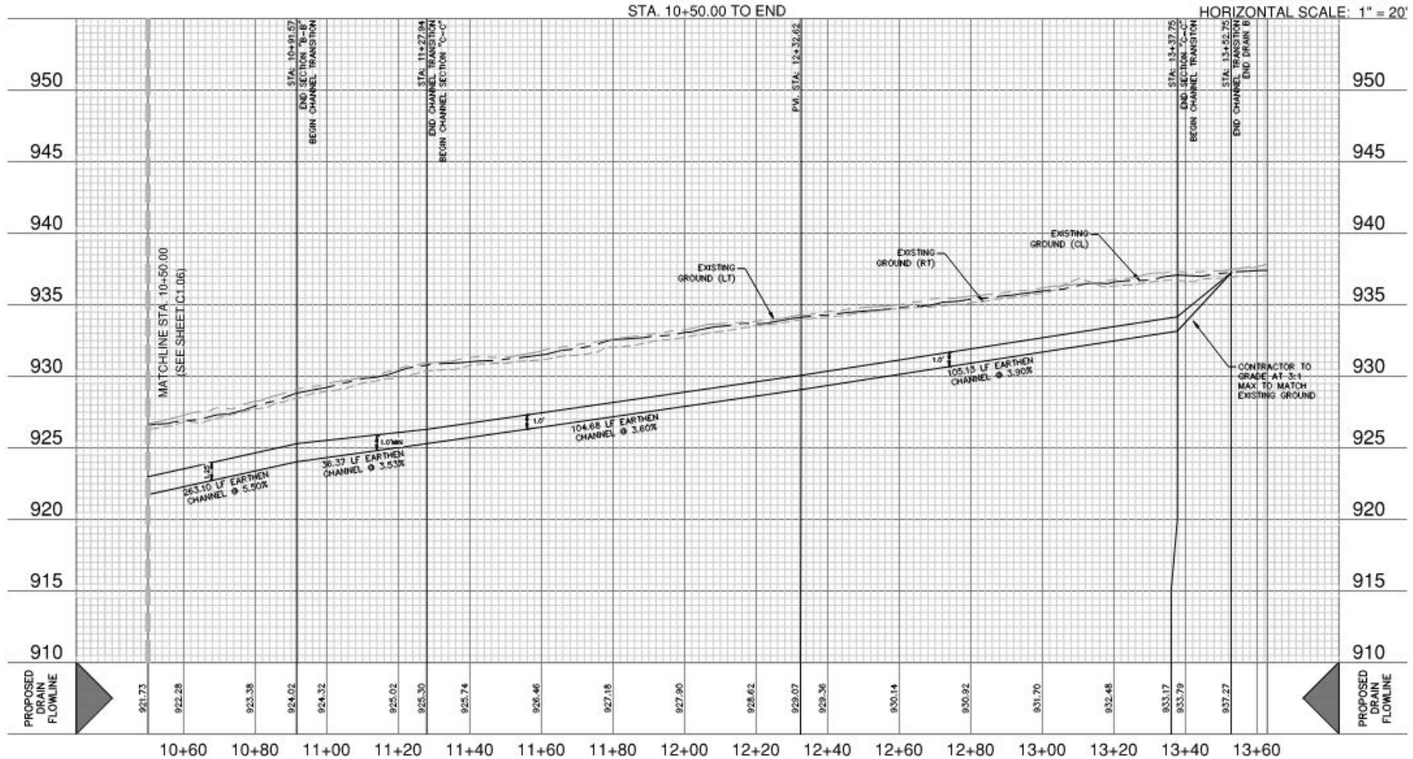
- PROJECT LIMITS
- EXISTING CONTOUR 690
- PROPOSED CONTOUR 690
- PROPOSED WATER W
- PROPOSED SEWER SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS EARTHEN CHANNEL STA. 8+33.47 TO 10+91.57	
Q25	= 30.8 cfs
Bw	= 6'
n	= 0.035
S	= 5.50%
D	= 1.25'
dn	= 0.63'
V	= 6.23 fps
T	= 1.70
RC	= B

HYDRAULIC CALCULATIONS EARTHEN CHANNEL STA. 10+91.57 TO 11+27.94	
Q25	= 5.3 cfs
Bw	= 6'
n	= 0.035
S	= 3.53%
D	= 1.00'
dn	= 0.26'
V	= 2.98 fps
T	= 0.51
RC	= B, C

HYDRAULIC CALCULATIONS EARTHEN CHANNEL STA. 11+27.94 TO 12+32.62	
Q25	= 5.3 cfs
Bw	= 6'
n	= 0.035
S	= 3.60%
D	= 1.00'
dn	= 0.26'
V	= 3.02 fps
T	= 0.52
RC	= B, C, D

HYDRAULIC CALCULATIONS EARTHEN CHANNEL STA. 12+32.62 TO 13+37.75	
Q25	= 5.3 cfs
Bw	= 6'
n	= 0.035
S	= 3.90%
D	= 1.00'
dn	= 0.25'
V	= 3.10 fps
T	= 0.55
RC	= B, C, D



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MILLBROOK-UNIT 9B

BEXAR COUNTY, TEXAS

DRAIN B

PLAN AND PROFILE (STA. 10+50.00 TO END)

PLAT NO.	25-11800298
JOB NO.	6445-88
DATE	MARCH 2026
DESIGNER	CG
CHECKED	JB
DRAWN	CG
SHEET	C1.07

Date: May 06, 2026, 5:18pm User ID: cgillis
File: P:\6A\45\88\Design\Civil\3268644586.dwg

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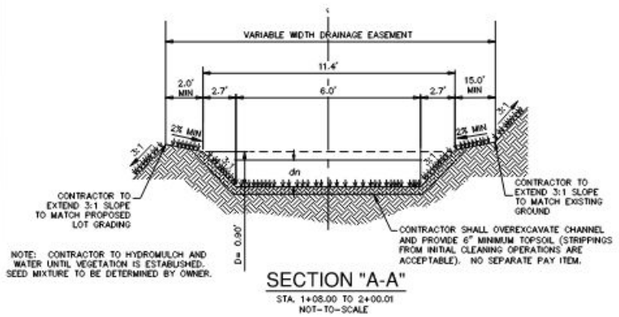
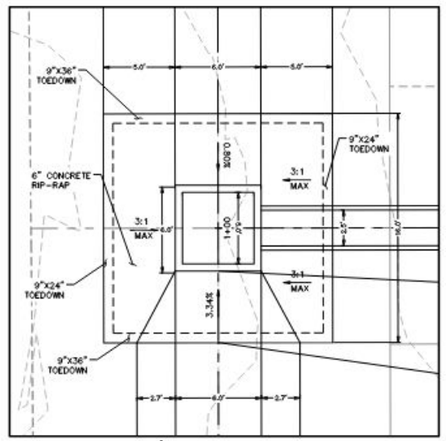


SECTION "A-A"

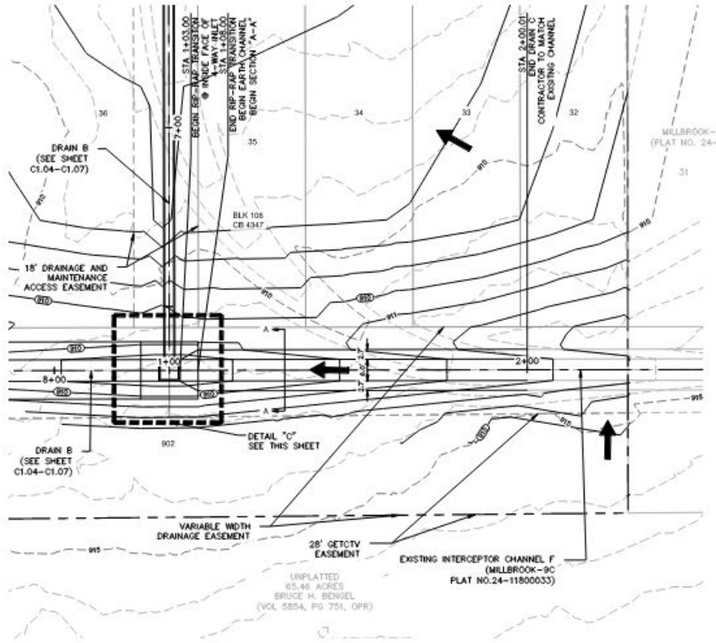
STA. 1+08.00 TO 2+00.01
NOT-TO-SCALE



DETAIL "C"

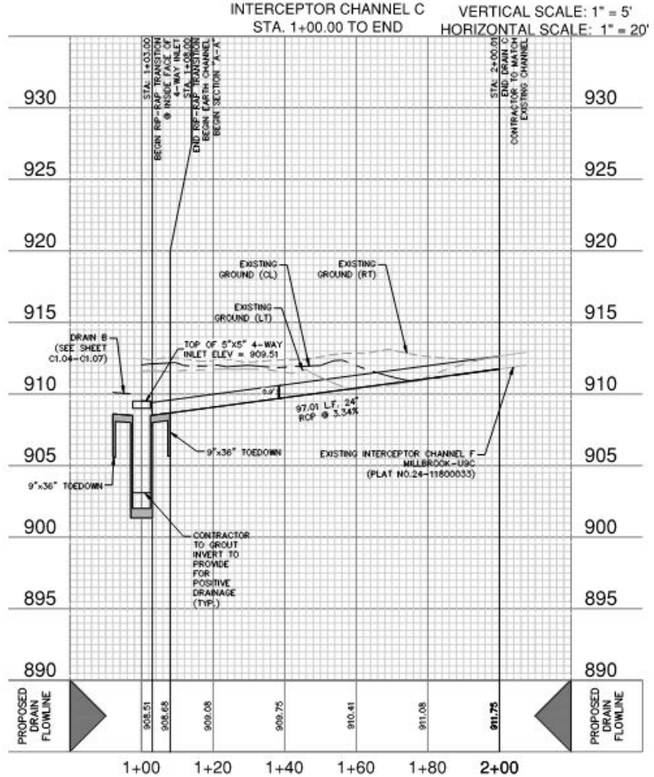
SCALE: 1" = 5'

HYDRAULIC CALCULATIONS EARTHEN CHANNEL
STA. 1+08.00 TO 2+00.01
Q25 = 9.5 cfs
Bw = 6'
n = 0.035
S = 3.34%
D = 0.9'
dn = 0.34'
V = 4.77 fps
T = 0.61
RC = B, C



INTERCEPTOR CHANNEL C
STA. 1+00.00 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'





DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

DRAINAGE & GRADING NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

BEXAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288500

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

DRAIN C
PLAN AND PROFILE

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C1.08

Date: Mar 06, 2026, 4:52pm User ID: cgillis
File: P:\64\45\85\Design\Civil\3D\644585.dwg

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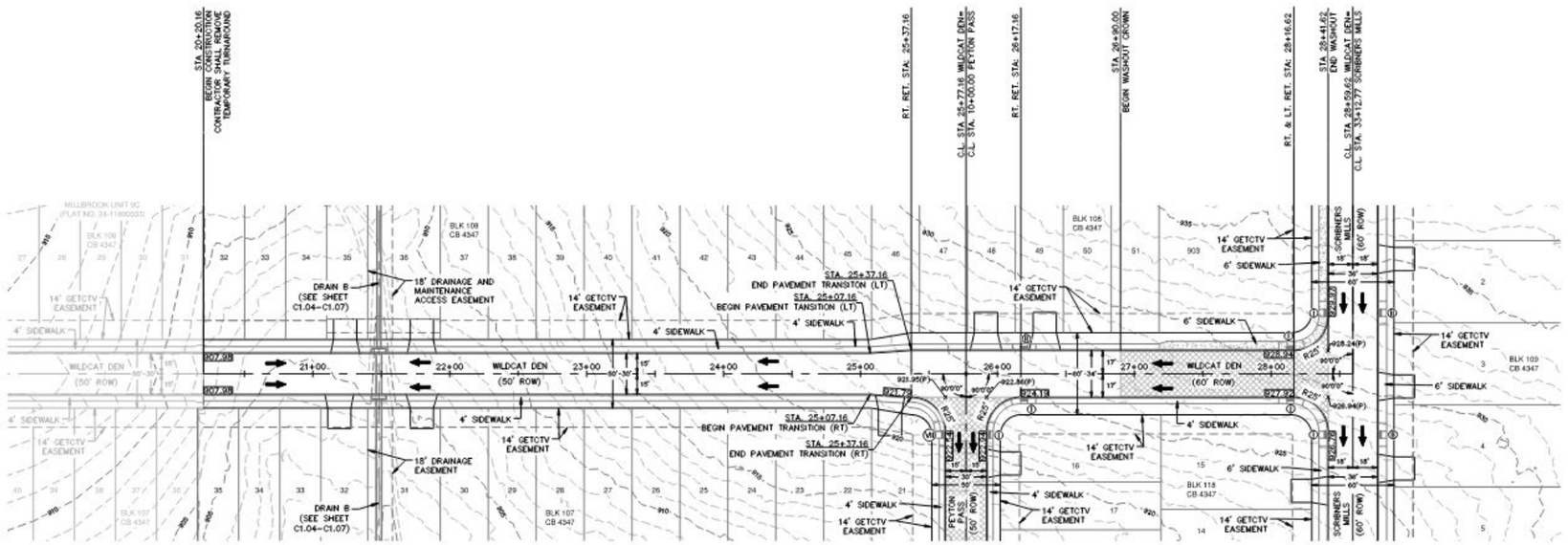


SCALE: 1"= 50'

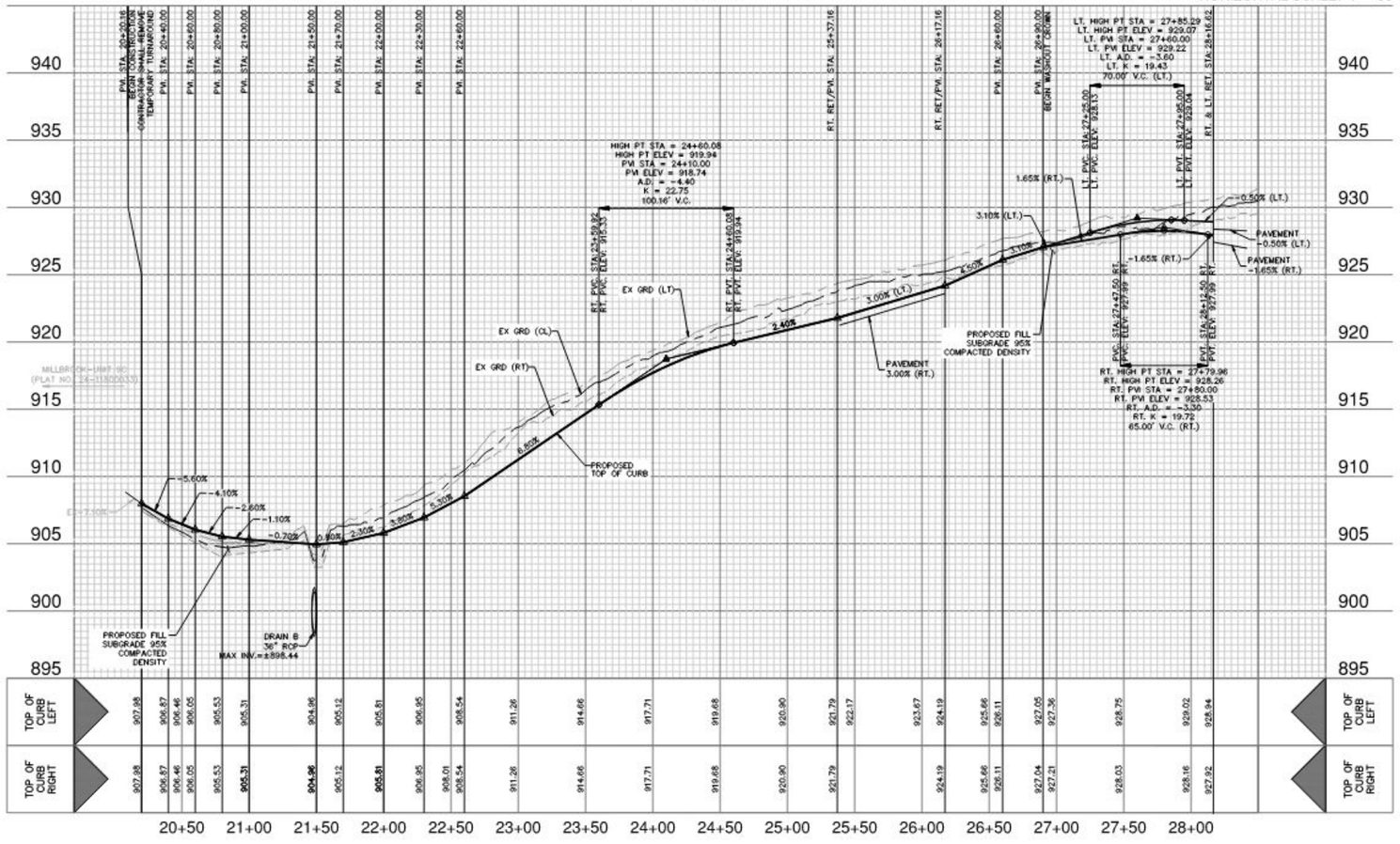
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

WILDCAT DEN
STA. 20+20.16 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

3/5/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288500

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

WILDCAT DEN
PLAN AND PROFILE (STA. 20+20.16 TO END)

PLAT NO.	25-11800298
JOB NO.	6445-88
DATE	MARCH 2026
DESIGNER	CG
CHECKED	JB
DRAWN	CG
SHEET	C2.00

Date: Mar 05, 2026, 11:41am User ID: cgillis
File: P:\6445\88\Design\Civil\ST-WILDCAT DEN.dwg

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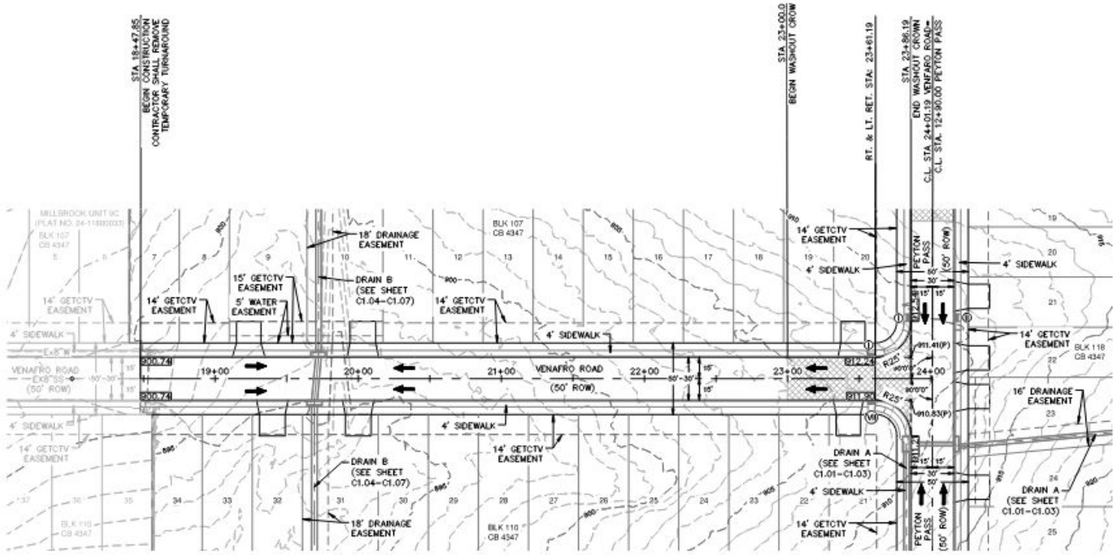

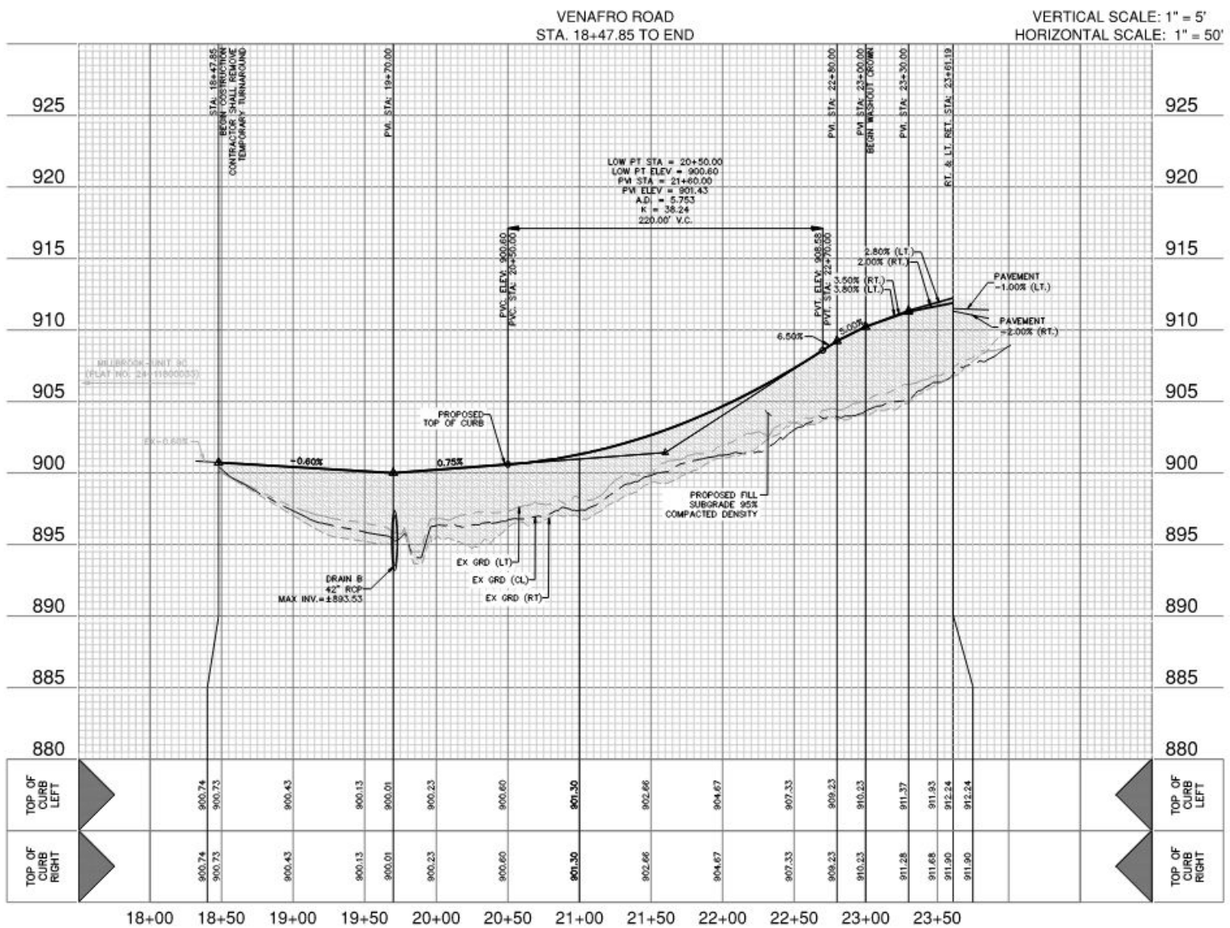

SCALE: 1" = 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

3/5/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

VENAFRO ROAD
PLAN AND PROFILE (STA.18+47.85 TO END)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C2.01

Date: Mar 05, 2026, 4:10pm User ID: cgillis
File: P:\6445\85\Design\Civil\31- VENAFRO ROAD.dwg

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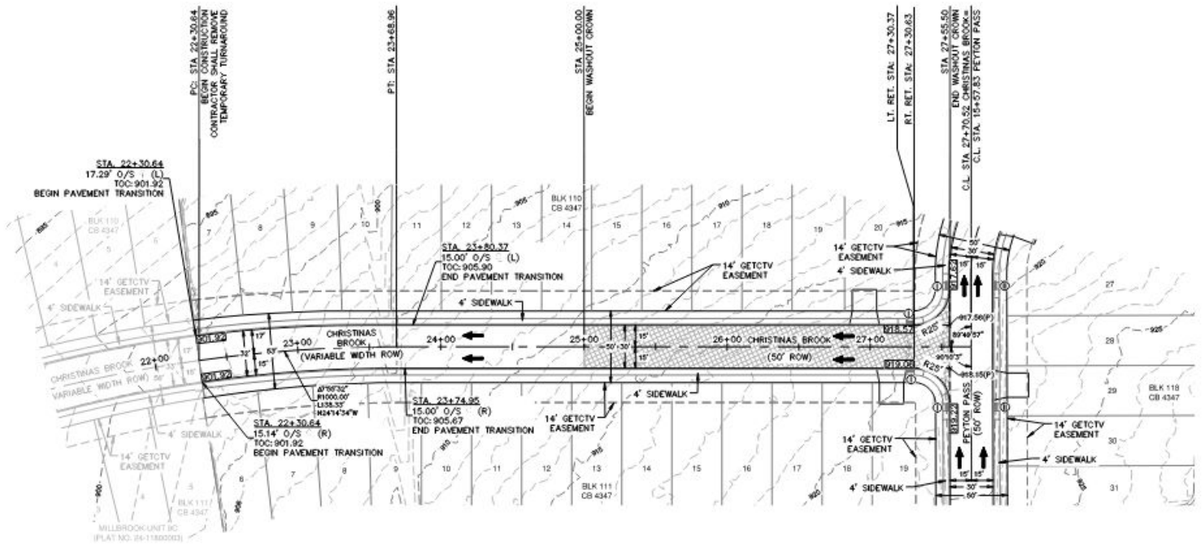


SCALE: 1" = 50'

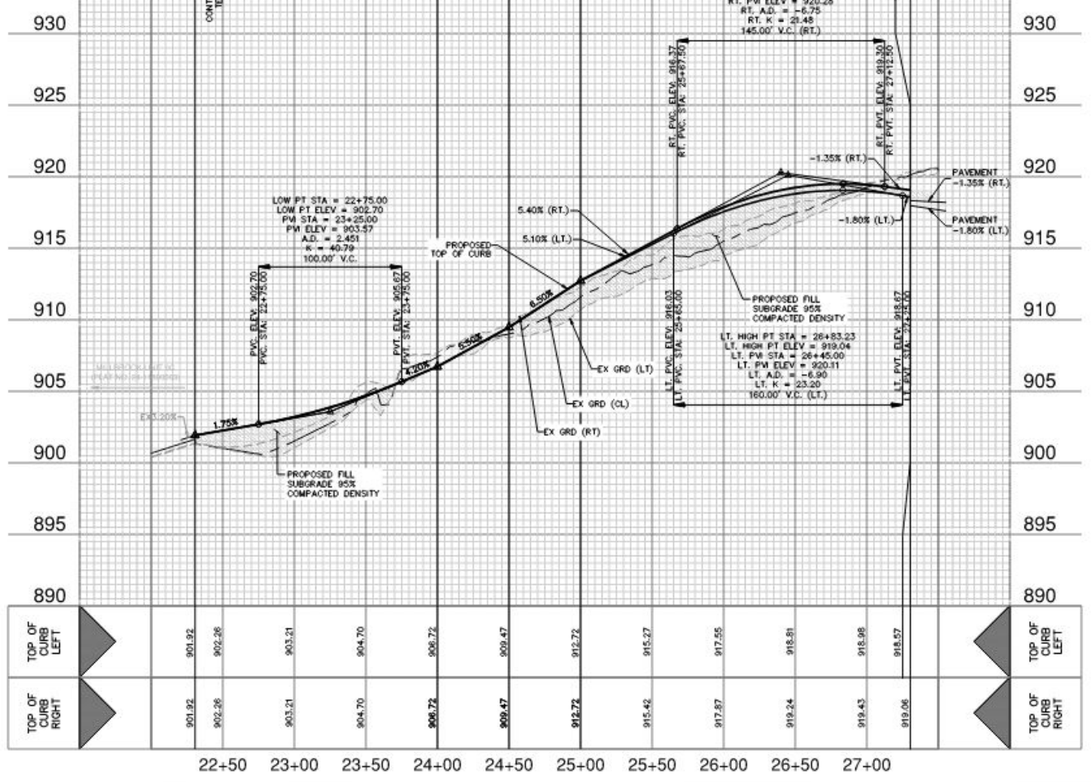
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

CHRISTINAS BROOK
STA. 22+30.64 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



STREET NOTES:

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2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

3/5/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B

BEXAR COUNTY, TEXAS

CHRISTINAS BROOK
PLAN AND PROFILE (STA. 22+30.64 TO END)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C2.02

Date: Mar 05, 2026, 4:14pm User ID: cgillis
File: P:\64\45\88\Design\Civil\31- CHRISTINAS BROOK.dwg
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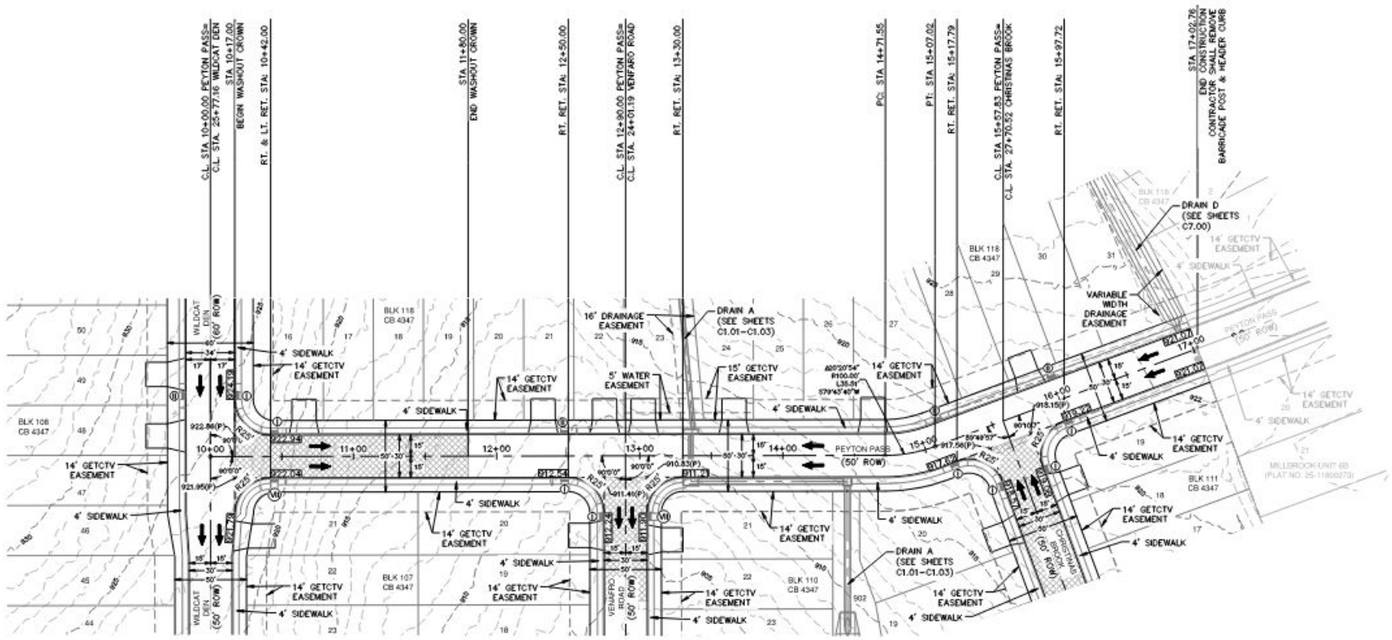
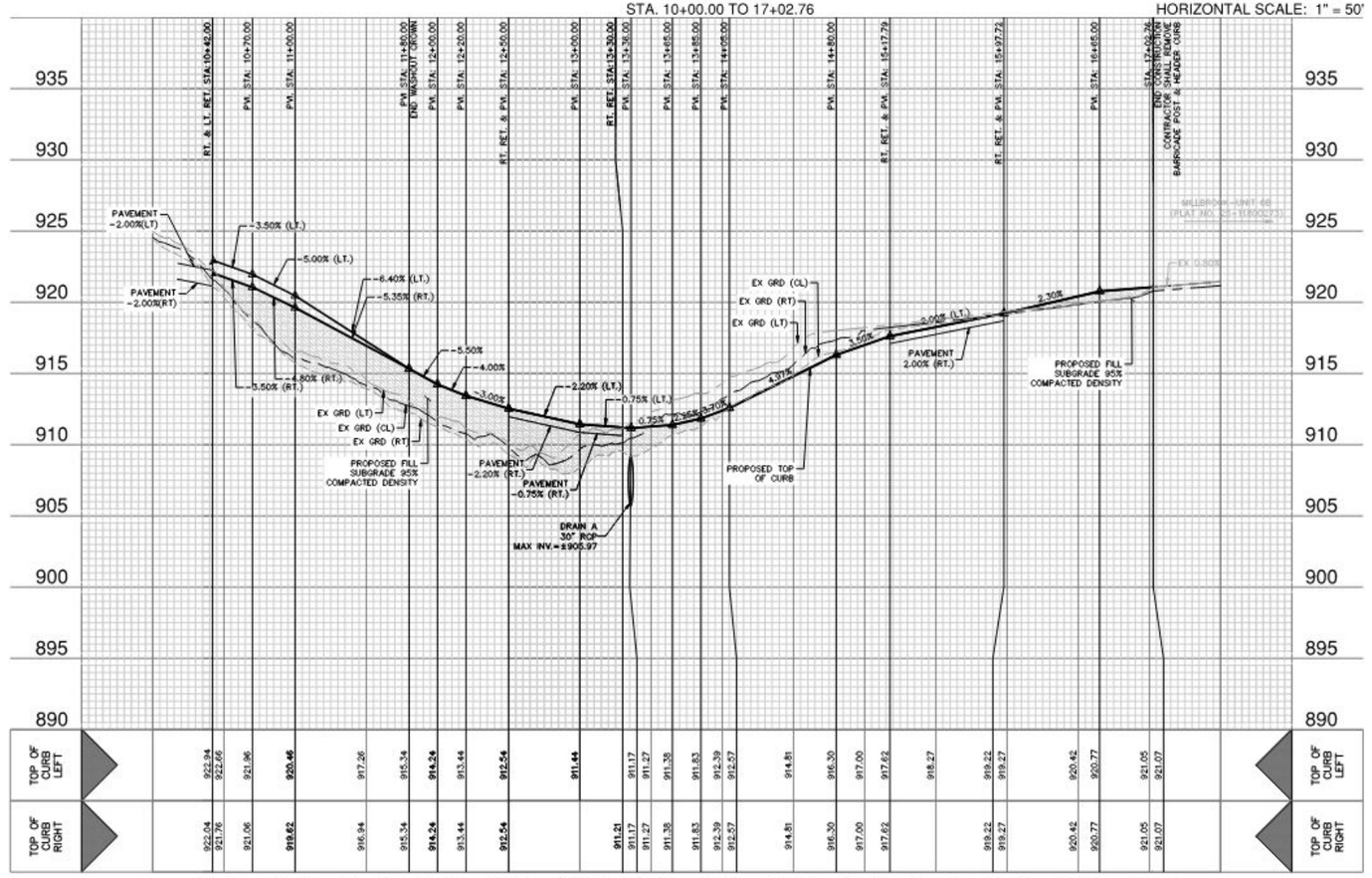


PEYTON PASS
STA. 10+00.00 TO 17+02.76

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. REVISION | DATE

3/5/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288500

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

PEYTON PASS
PLAN AND PROFILE (STA. 10+00.00 TO 17+02.76)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C2.03

Date: Mar 05, 2026, 4:50pm User ID: cgillis
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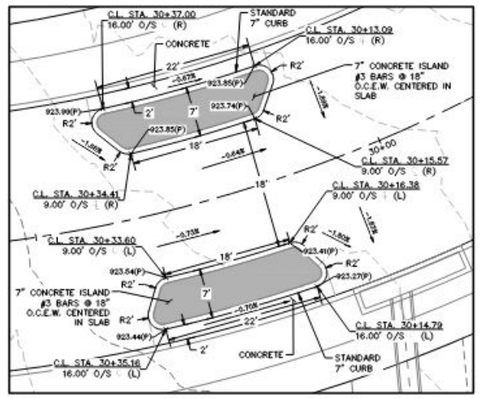
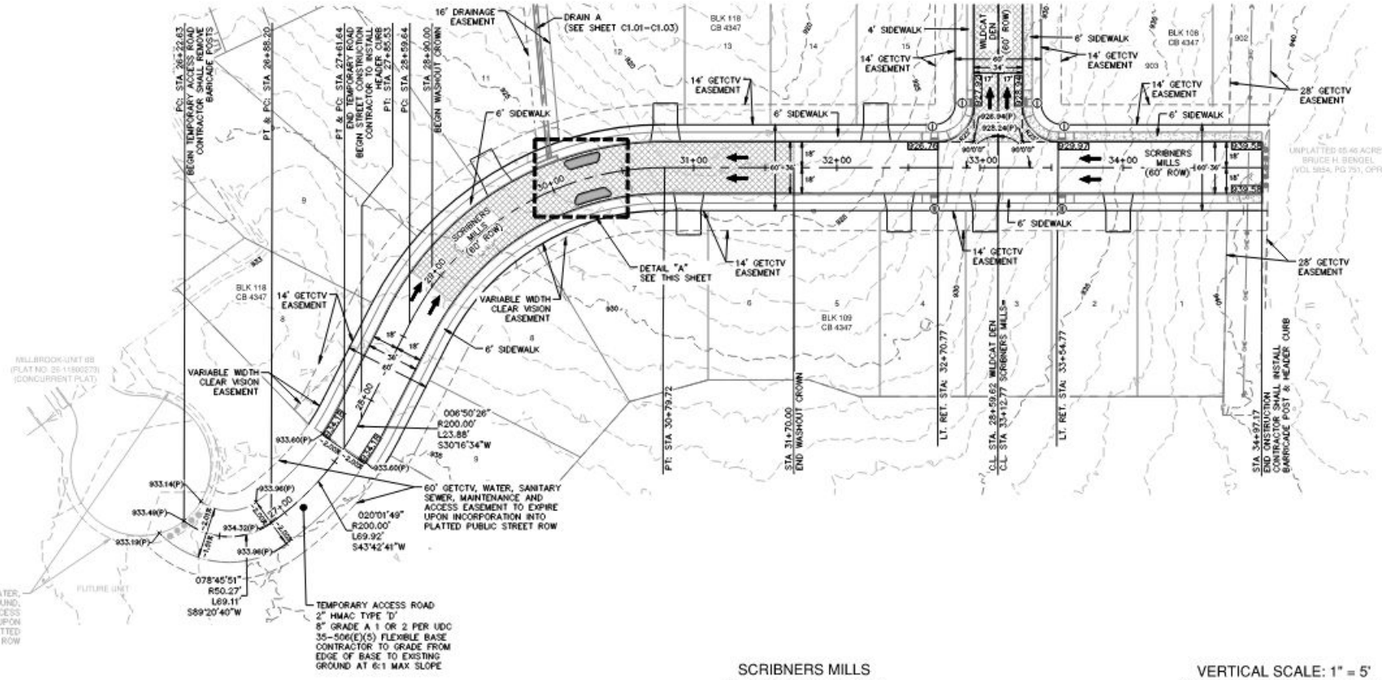


DETAIL "A"
SCALE: 1" = 10'



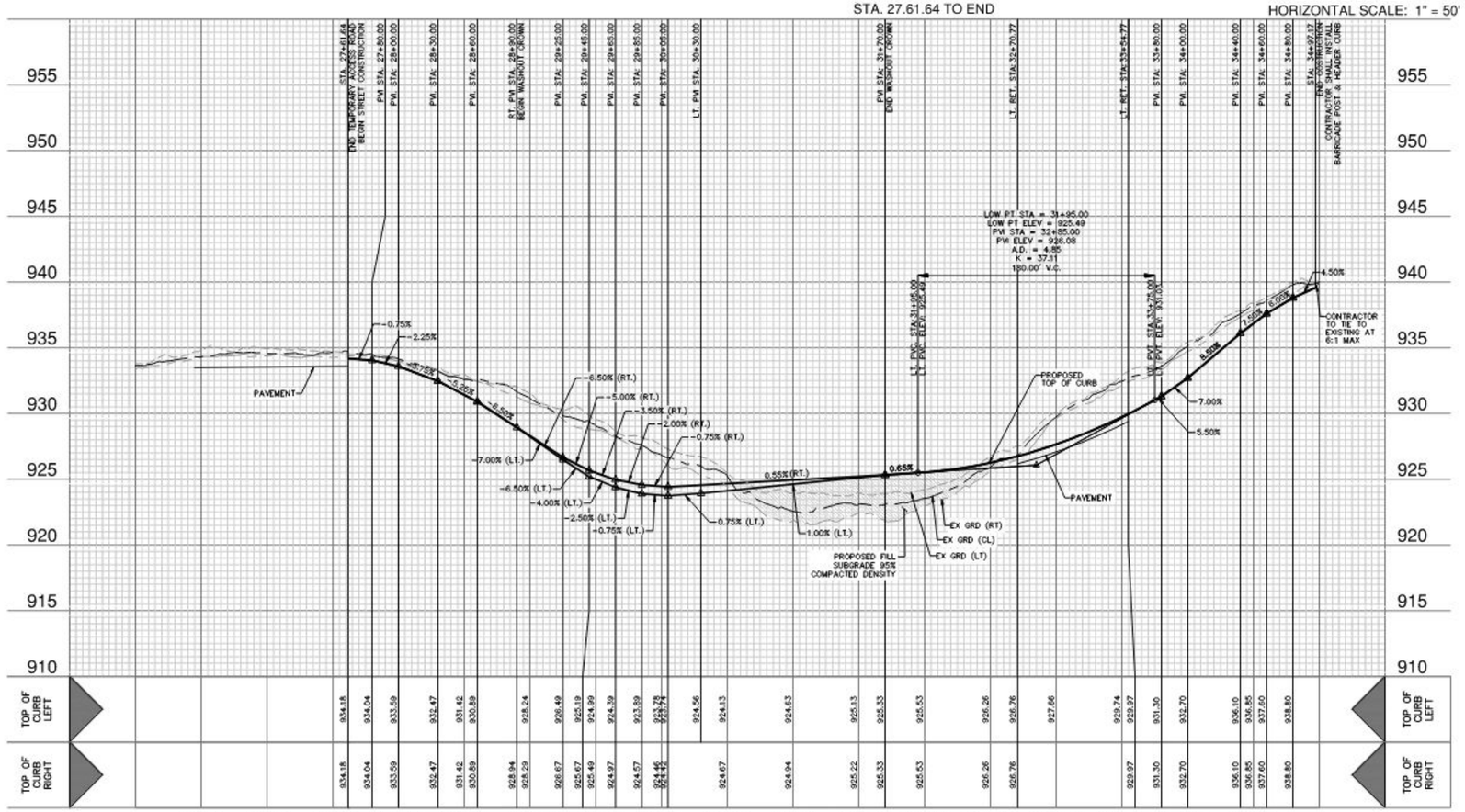
SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

SCRIBNERS MILLS
STA. 27.61.64 TO END

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (O)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. REVISION | DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED
PROFESSIONAL ENGINEER

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

SCRIBNERS MILLS
PLAN AND PROFILE (STA. 27+61.64 TO END)

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C2.04

Date: Mar 06, 2026, 4:11pm User ID: cgillis
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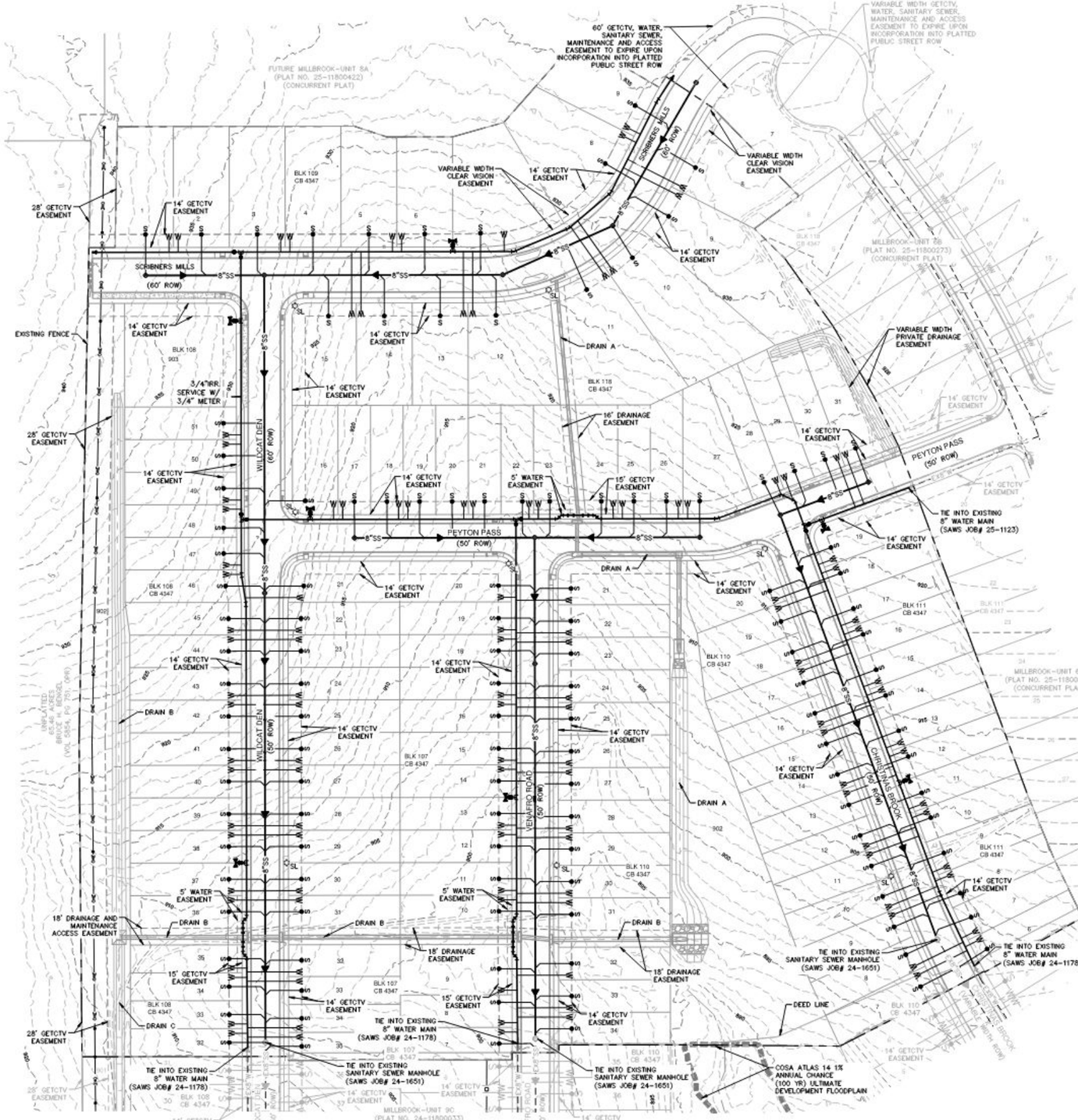



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 60'
0' 60' 120' 180'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	FIRE HYDRANT W
PROPOSED WYE & LATERAL	
SINGLE WATER SERVICE	
DUAL WATER SERVICE	
STREET LIGHTS	SL
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	GETCTV

BEXAR COUNTY ROW NOTE:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR OPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

NO.	REVISION	DATE

2/5/2026

STATE OF TEXAS
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MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE FEBRUARY 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C6.00

Date: Feb 05, 2026, 1:32pm User ID: cgillis
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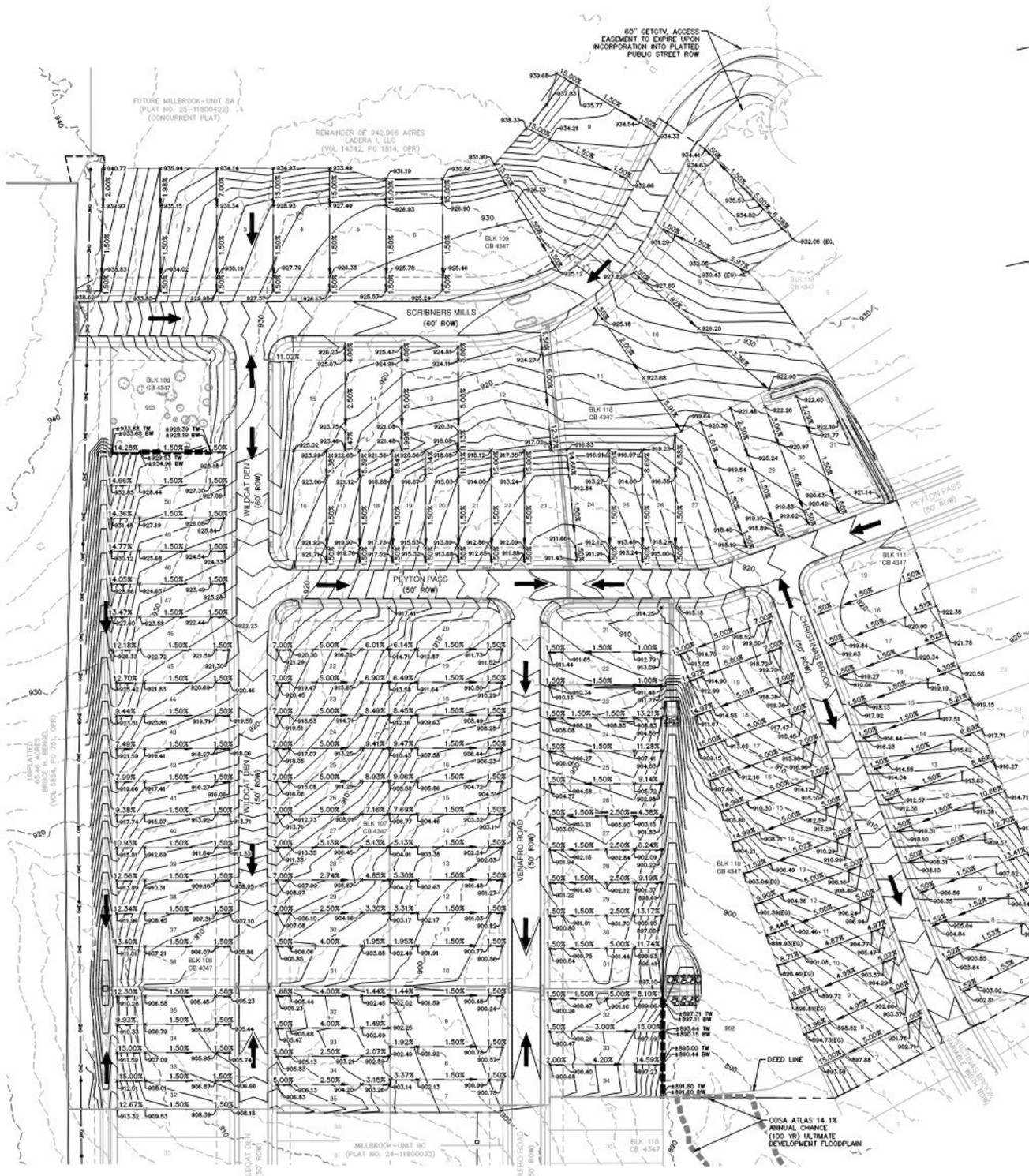
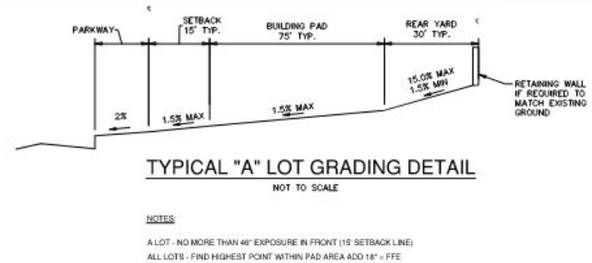


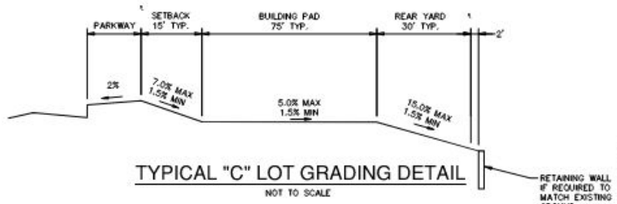


TYPICAL "A" LOT GRADING DETAIL

NOT TO SCALE

NOTES:

A LOT - NO MORE THAN 46" EXPOSURE IN FRONT (15' SETBACK LINE)
ALL LOTS - FIND HIGHEST POINT WITHIN PAD AREA ADD 18" = FFE
CROSS SLOPE (WIDTH OF LOT ≤ 7.5%
OKAY W/ 4:1 SLOPE THROUGH SIDE SETBACK LINE

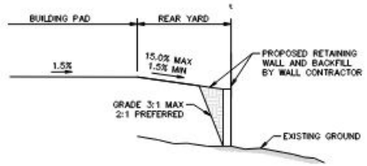


TYPICAL "C" LOT GRADING DETAIL

NOT TO SCALE

NOTES

A LOT - NO MORE THAN 46" EXPOSURE IN FRONT (15' SETBACK LINE)
ALL LOTS - FIND HIGHEST POINT WITHIN PAD AREA ADD 18" = FFE
CROSS SLOPE (WIDTH OF LOT ≤ 7.5%
OKAY W/ 4:1 SLOPE THROUGH SIDE SETBACK LINE



GRADING DETAIL AT RETAINING WALLS

NOT TO SCALE



LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 60'

0' 60' 120' 180'

GRADING LEGEND

PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR 976
PROPOSED CONTOUR 970
FLOW ARROW (EXISTING)
FLOW ARROW (PROPOSED)
MINIMUM FINISHED FLOOR ELEVATION FF = XXXX.XX
TREES TO REMAIN

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).

11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.

12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).

15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.

16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.

19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

20. CONTRACTOR TO REMOVE EXCESS MATERIAL FROM RETAINING WALL CONSTRUCTION.

NO.	REVISION	DATE

3/6/2026

STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

OVERALL GRADING PLAN

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C7.00

Date: Mar 06, 2026, 4:07pm User ID: cgillis
File: P:\6k\65\88\Design\Civil\6k644588.dwg

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GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. ANY SLURRY AND CUTTINGS GENERATED FROM SAWCUTTING OPERATIONS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY AND SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.

15. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

16. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

17. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY BEXAR COUNTY ROW.

18. CURB CUTS WILL BE REQUIRED WHERE TEMPORARY CONSTRUCTION ENTRANCES/EXITS CROSS AN EXISTING CURB. HOPPING CURBS, USE OF SAND (OR OTHER MATERIAL) BAGS, DIRT, CRUSHED STONE, ETC. WILL NOT BE ALLOWED. CONTRACTOR WILL BE REQUIRED TO REPLACE CURB UPON COMPLETION UNLESS FUTURE CURB CUTS ARE PROPOSED.

19. CONTRACTOR TO INSTALL OSHA COMPLIANT CAPS ON ALL PHASE 2 SILT FENCE POSTS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 60'
0' 60' 120' 180'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO BE TEMPORARILY STABILIZED/REVEGETATED
- SILT FENCE PHASE 2 (TO BE INSTALLED ADJACENT TO CURB OR SIDEWALK WHERE APPLICABLE)

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

3/5/2026

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C8.00

Date: Mar 05, 2026, 8:46am User ID: cgillis
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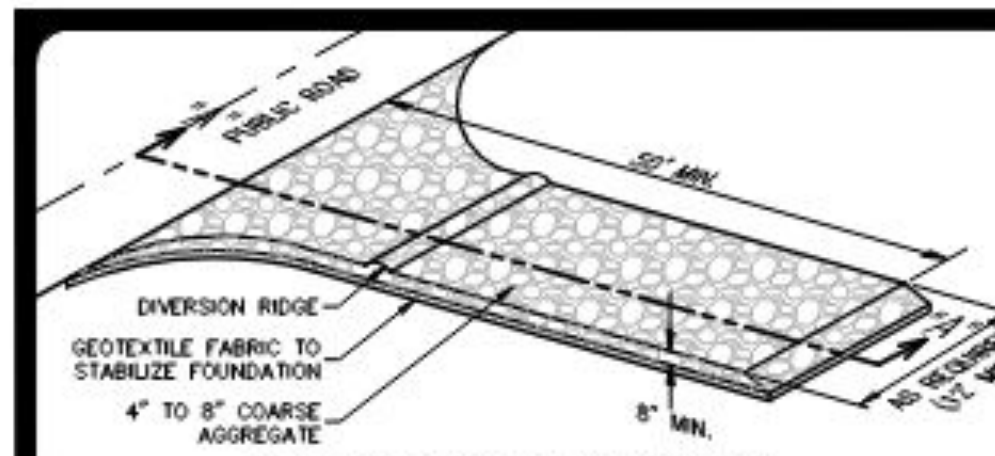
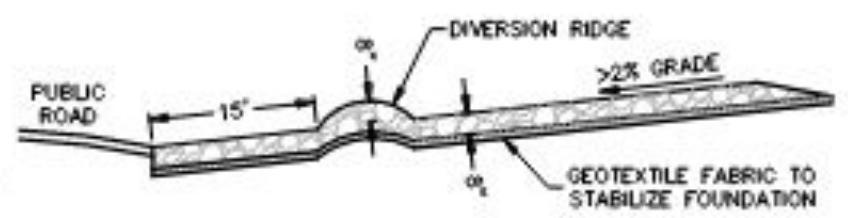


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

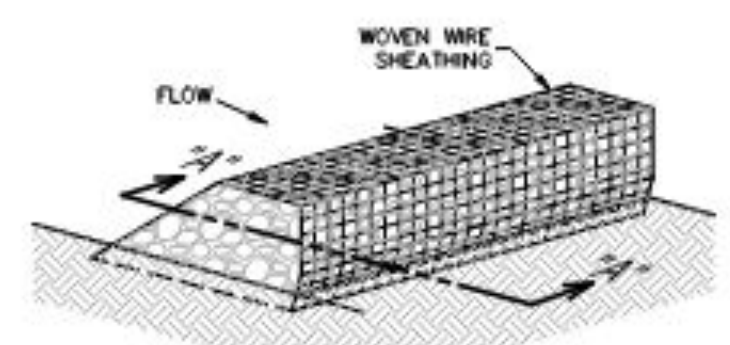
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

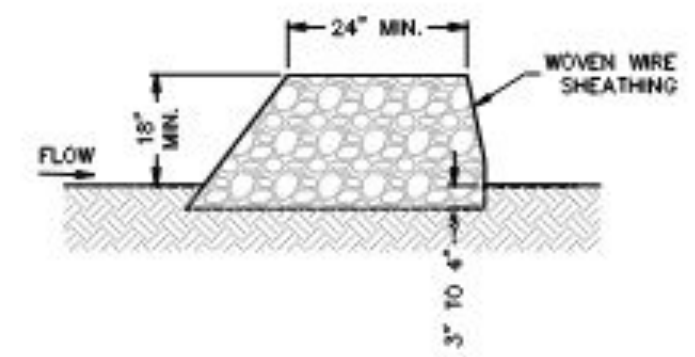
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

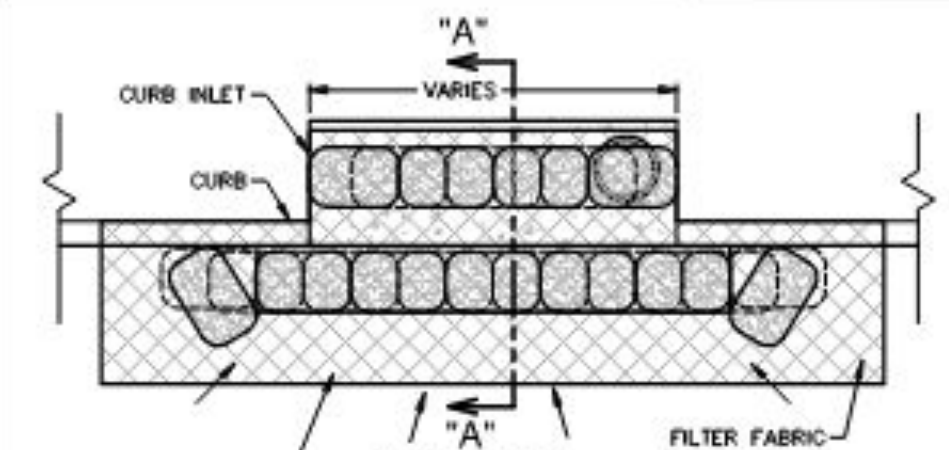
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

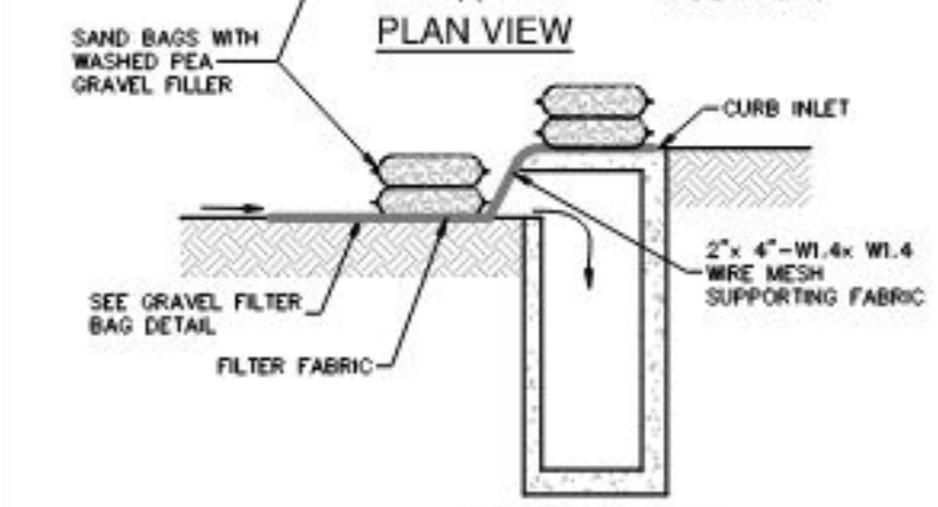
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

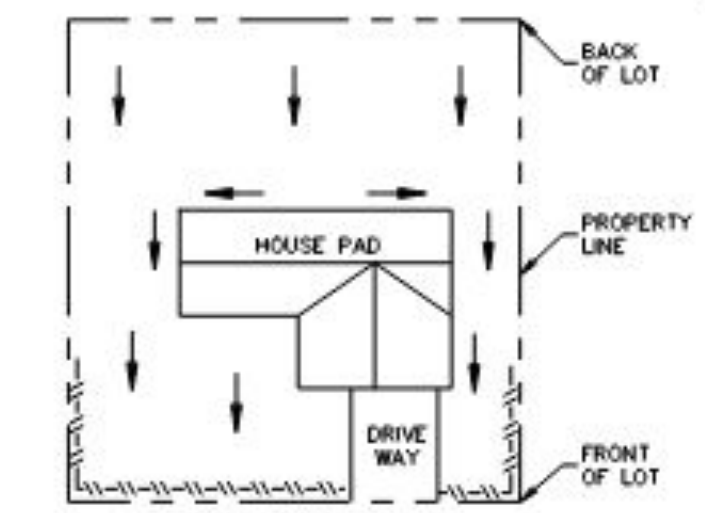
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

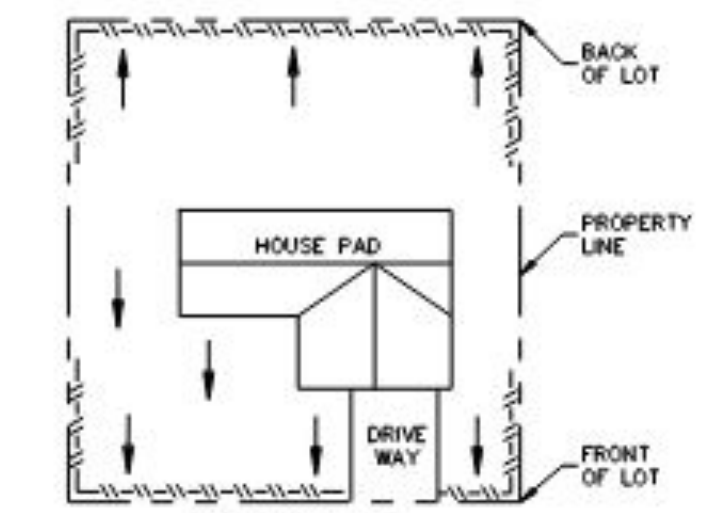
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

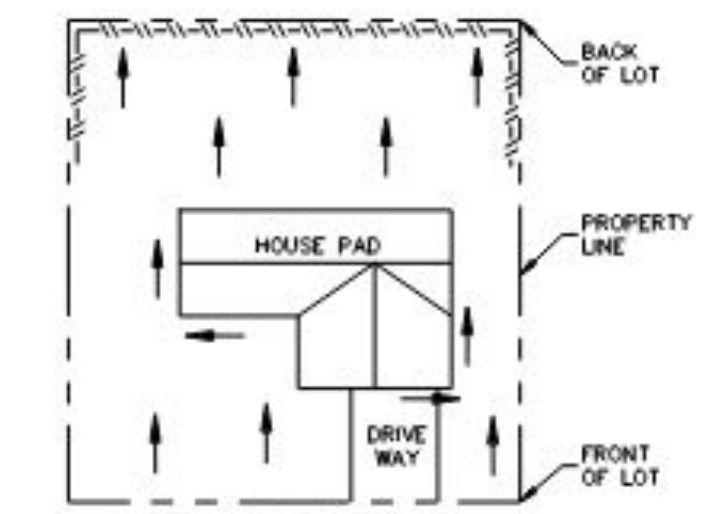
NOT-TO-SCALE



LOT TYPE-A



LOT TYPE-B



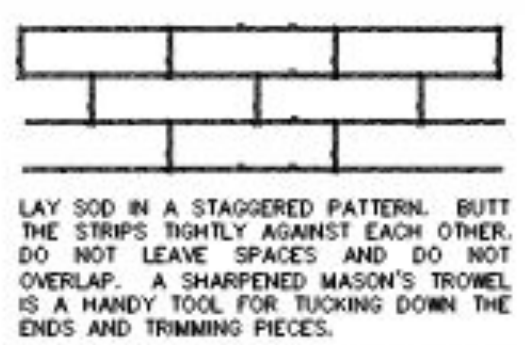
LOT TYPE-C

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

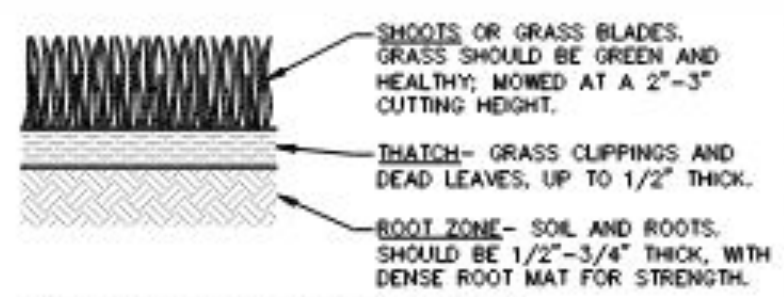
LEGEND
-\\-\\-\\- SILT FENCE
← DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



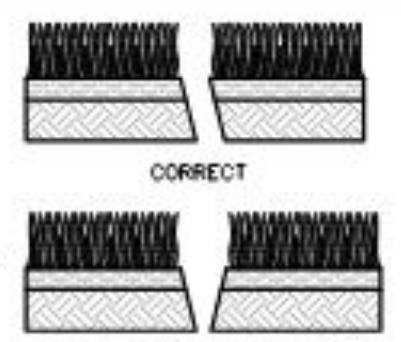
APPEARANCE OF GOOD SOD

NOTES:

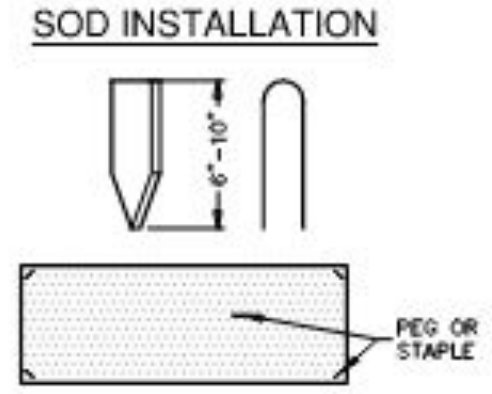
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

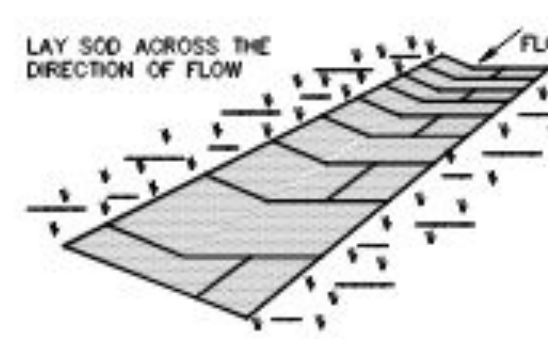
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

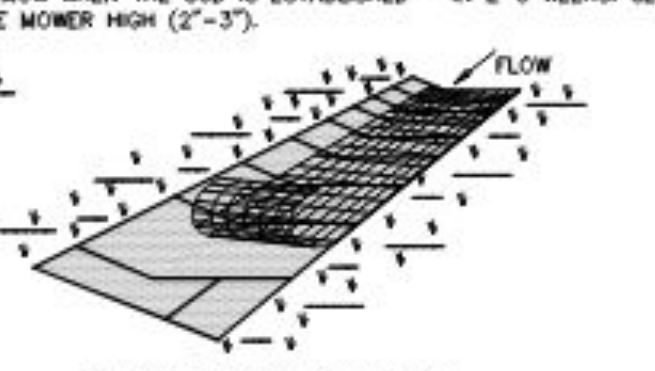


SOD INSTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY - AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.





IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

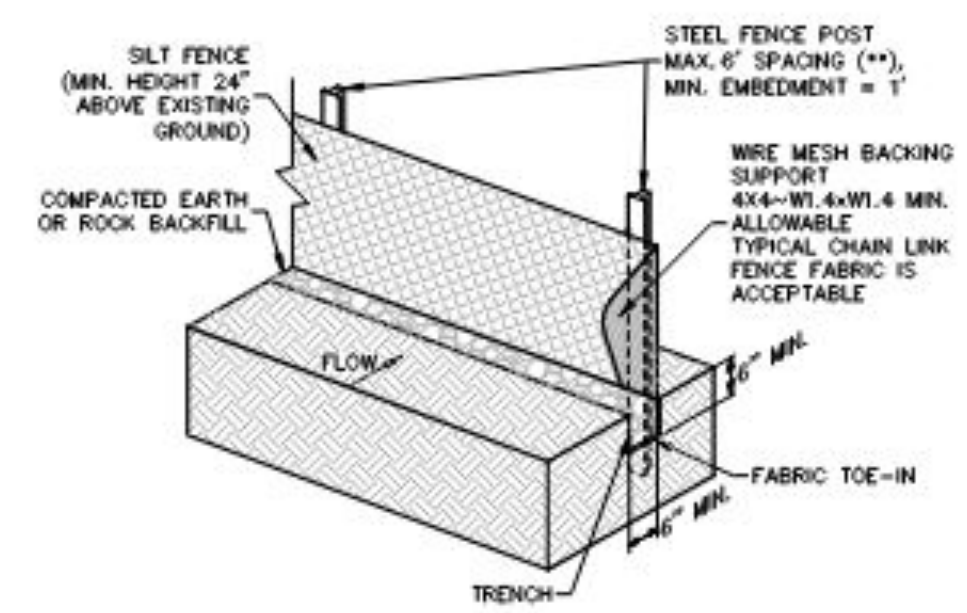
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

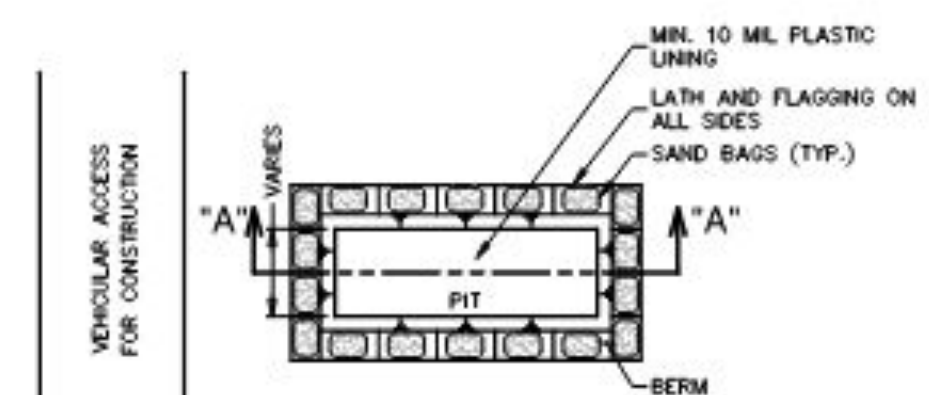
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

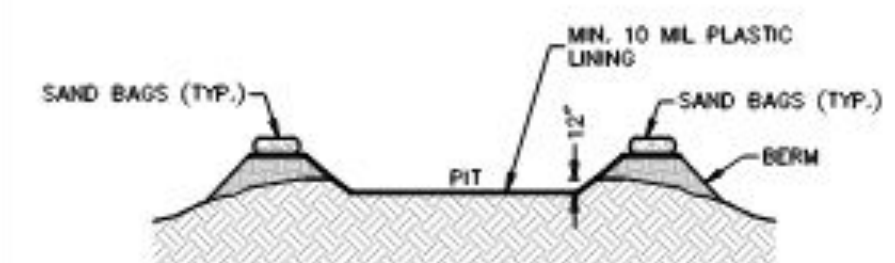
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

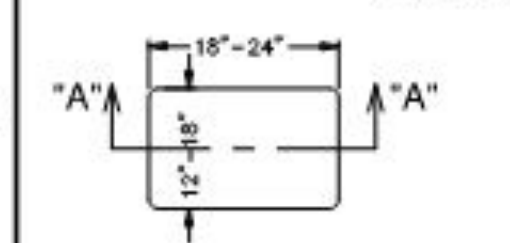
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

NOTES:

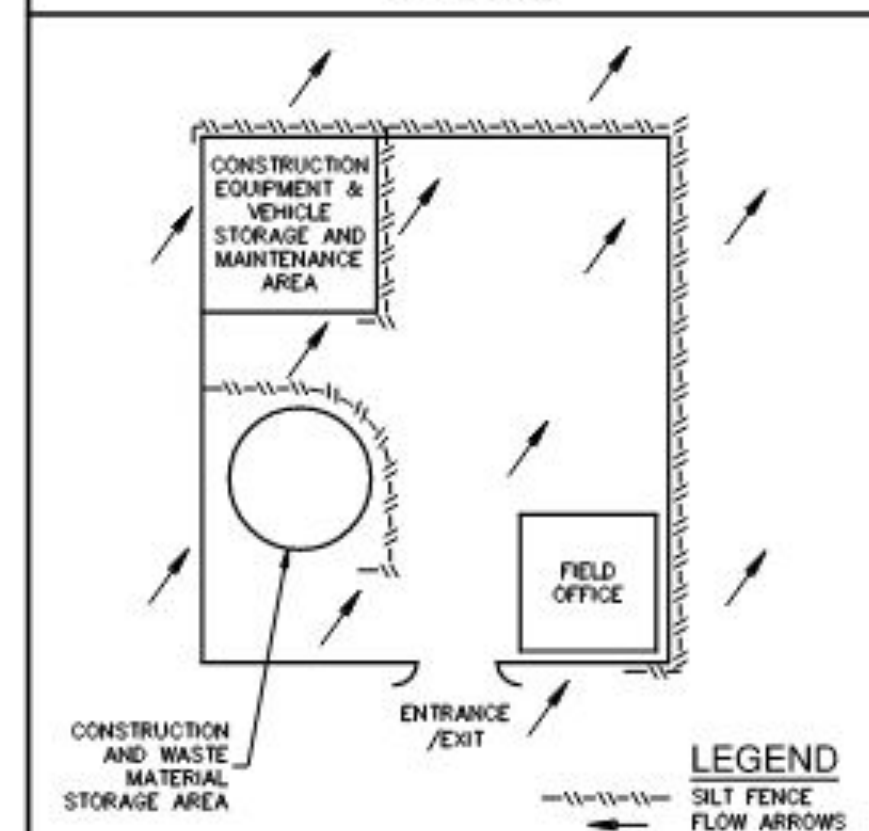
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LEGEND
-\\-\\-\\- SILT FENCE
← FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NO.	REVISION	DATE

3/5/2026

STATE OF TEXAS — REBECCA ANN CARROLL — 92666 — LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MILLBROOK-UNIT 9B
BEXAR COUNTY, TEXAS

SWPPP DETAILS

PLAT NO. 25-11800298
JOB NO. 6445-88
DATE MARCH 2026
DESIGNER CG
CHECKED JB DRAWN CG
SHEET C8.10

Date: Mar 05, 2026, 11:23am User ID: cgillis
File: P:\64\45\88\Design\Civil\SWPPPDT6444588.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency.

Appendix "C" Construction General Permit

See Amendment 004 – 3/23/2023

A current link to the TPDES General Permit No. TXR150000 is included as required by Part III. F. j. of the CGP.

https://www.tceq.texas.gov/downloads/permitting/stormwater/general/construction/2023-cgp-txr150000.pdf

Appendix "D" NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN

See Amendment 001 – 3/6/2022
See Amendment 003 – 5/26/2022
See Amendment 004 – 3/23/2023
See Amendment 008 –11/1/2023
See Amendment 009 –11/1/2023
See Amendment 012 - 4/3/2024
See Amendment 014 –6/4/2024
See Amendment 015 – 6/12/2024
See Amendment 019 - 10/8/2024
See Amendment 020 – 1/20/2025
See Amendment 022 – 5/16/2025
See Amendment 023 - 7/14/2025
See Amendment 024 - 8/1/2025
See Amendment 027 - 10/28/2025
See Amendment 029 –2/2/2026
See Amendment 031 - 3/17/2026

This section includes documentation for the Owner only.

Owner's Document included in this section:

- **Notice of Termination -** *Submitted on and printed from STEERS*
- **Notice(s) of Change -** *Submitted on and printed from STEERS*
- **Construction Site Notice –** ***A copy of t****he Construction Site Notice must be posted near the entrance of the construction site and must be readily available for viewing by the general public; local, state, and federal authorities; and contain the following information:*
    a) *the site-specific TPDES authorization number for the project if assigned;*
    b) *the operator name, contact name, and contact phone number;*
    c) *a brief description of the project; and*
    d) *the location of the SWPPP*
- **Cover letter or printed email, acknowledging submittal of the Notices to the MS4.**
- **Permit Certification including TPDES Authorization Number -** *Received and printed from STEERS*
- **Acknowledgement Letter -** *Received and printed from STEERS*
- **Notice of Intent** *- The NOI shall be submitted using the State of Texas Environmental Electronic Report System (STEERS). (https://www3.tceq.texas.gov/steers/)*

General Contractor / Operator documentation will be kept in Appendix "G"

NOTE: Records will be retained for a minimum period of at least 3 years after the permit is terminated.

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*:**
Lennar Homes of Texas Land and Construction, Ltd.

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

Project Description: **Millbrook - Unit 9B - Land Development**

Physical Location/Description:
Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: December 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized:
December 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

26.3.23_LH-SA_Millbrook-Unit9B-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Mar 23, 2026 at 4:11 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Mark Wilson <markw@emg-llc.net>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project.

This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification.

Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

Kyle Sykes
SWP3 Production Manager
Environmental Management Group, LLC
www.EMG-LLC.net

26.3.23_LH-SA_Millbrook-Unit9B-LD_NOC.pdf
1464K

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added disturbed acreage for Unit 9B to the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	353.76
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	12/31/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	70.113.141.40
Signature Date:	2026-03-23
Signature Hash:	70C9356D190EAFDA0BA130DD1D3E7FE05064B6713C5FCE94E910DF0C08E1E68C

Form Hash Code at time of Signature:	763CDBB0479CBB246E6A4D5472D141DFCF16AB293CB591CD6FC641134E3A6015

Submission

Reference Number:	The application reference number is 909016
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2026-03-23 at 15:07:48 CDT
Submitted From:	The application was submitted from IP address 35.151.237.61
Confirmation Number:	The confirmation number is 756823
Steers Version:	The STEERS version is 6.94
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*:**
Lennar Homes of Texas Land and Construction, Ltd.

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

Project Description: **Millbrook - Unit 6B - Land Development**

Physical Location/Description:
Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: December 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized:
December 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

26.2.2_LH-SA_Millbrook-Unit6B(Rev1)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Feb 2, 2026 at 4:30 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Mark Wilson <markw@emg-llc.net>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project.

This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification.

Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

26.2.2_LH-SA_Millbrook-Unit6B(Rev1)-LD_NOC.pdf
195K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on February 2, 2026. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: February 03, 2026

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 3, 2026

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated disturbed acreage for Unit 6B in the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	350.36
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	12/31/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2026-02-02
Signature Hash:	70C9356D190EAFDA0BA130DD1D3E7FE05064B6713C5FCE94E910DF0C08E1E68C

Form Hash Code at time of Signature:	EDB3DF2CE6AFC7F0A59DA5A51249410C3674470C7A522689F3E8EFBB40B39710

Submission

Reference Number:	The application reference number is 888444
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2026-02-02 at 15:16:26 CST
Submitted From:	The application was submitted from IP address 35.151.237.61
Confirmation Number:	The confirmation number is 739628
Steers Version:	The STEERS version is 6.94
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Ms Kyle Sykes <ksykes@emg-llc.net>

25.10.31_LH-SA_Millbrook-Unit6B-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Fri, Oct 31, 2025 at 10:25 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project.

This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification.

Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.10.31_LH-SA_Millbrook-Unit6B-LD_NOC.pdf
1458K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on October 31, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: October 31, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 31, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 6B to the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	347.46
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	12/31/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2025-10-30
Signature Hash:	FCD02B8D639F1162D55B4D6D8CBE041DCF51207845A7DCCC42B5D6A3AEA9452F

Form Hash Code at time of Signature:	47A5B72FAE65CFAAF7CB25705E23305A083A55542563585AFDFB88FAFD597CE4

Submission

Reference Number:	The application reference number is 831149
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-10-31 at 09:20:10 CDT
Submitted From:	The application was submitted from IP address 35.149.97.149
Confirmation Number:	The confirmation number is 689241
Steers Version:	The STEERS version is 6.93
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*:**
Lennar Homes of Texas Land and Construction, Ltd.

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

Project Description: **Millbrook - Unit 6A - Land Development**

Physical Location/Description:
Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: August 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized: August 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

25.8.4_LH-SA_Millbrook-Unit5B(Rev)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Aug 4, 2025 at 9:47 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Matt Cardenas <matt.cardenas@lennar.com>, Adrian <adrian.todsen@lennar.com>, Gustavo <gustavo.garcia@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.8.4_LH-SA_Millbrook-Unit5B(Rev)-LD_NOC.pdf
1469K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on August 4, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: August 04, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 4, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated the disturbed acreage for Unit 5B in the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	306.46
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	08/31/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	76.209.76.165
Signature Date:	2025-08-04
Signature Hash:	FCD02B8D639F1162D55B4D6D8CBE041DCF51207845A7DCCC42B5D6A3AEA9452F

Form Hash Code at time of Signature:	F8585320E8EDB0180925CE0957F1C45AEC6B452D983F21E6D549AFD4A2C3D557

Submission

Reference Number:	The application reference number is 805650
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-08-04 at 08:16:42 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 668718
Steers Version:	The STEERS version is 6.92
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Ms Kyle Sykes <ksykes@emg-llc.net>

25.7.16_LH-SA_Millbrook-Unit6A-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Jul 16, 2025 at 8:42 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Matt Cardenas <matt.cardenas@lennar.com>, Adrian <adrian.todsen@lennar.com>, Gustavo <gustavo.garcia@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.7.16_LH-SA_Millbrook-Unit6A-LD_NOC.pdf
1465K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on July 16, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: July 16, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 16, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 6A to the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	299.66
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	08/31/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	50.219.170.214
Signature Date:	2025-07-15
Signature Hash:	FCD02B8D639F1162D55B4D6D8CBE041DCF51207845A7DCCC42B5D6A3AEA9452F

Form Hash Code at time of Signature:	71E09AEA46C2DF4866885D87D15F8A2288C60D3A4C4BA52078C4BF264EBFEF5C

Submission

Reference Number:	The application reference number is 800612
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-07-16 at 07:11:51 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 664891
Steers Version:	The STEERS version is 6.92
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Ms Kyle Sykes <ksykes@emg-llc.net>

25.5.19_LH-SA_Millbrook-Unit9A(Rev)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, May 19, 2025 at 10:00 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Adrian <adrian.todsen@lennar.com>, Gustavo <gustavo.garcia@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.5.19_LH-SA_Millbrook-Unit9A(Rev)-LD_NOC.pdf
996K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on May 21, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1575RX

Coverage Effective: August 26, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112035043
Millbrook - Unit 9A
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: May 22, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 22, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated disturbed acreage for Unit 9A.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	259.96
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	02/28/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2025-05-16
Signature Hash:	FCD02B8D639F1162D55B4D6D8CBE041DCF51207845A7DCCC42B5D6A3AEA9452F

Form Hash Code at time of Signature:	6AA8254479F49EB47D816835D265FB7E4DAEB495ED5F844A510956DE3F18757F

Submission

Reference Number:	The application reference number is 787075
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-05-19 at 08:54:48 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 653769
Steers Version:	The STEERS version is 6.91
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*:**
Lennar Homes of Texas Land and Construction, Ltd.

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

Project Description: **Millbrook– Unit 5B**

Physical Location/Description:
Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: Feburary 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized:
Feburary 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

25.1.21_LH-SA_Milbrook-Unit5B-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Jan 21, 2025 at 4:04 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Jimena Koszuta <jimena.koszuta@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.1.21_LH-SA_Milbrook-Unit5B-LD_NOC.pdf
996K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on January 21, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: January 22, 2025

FOR THE COMMISSION

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 22, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 5B to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	258.84
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	02/28/2027
8	What is the construction project or site type?	OTHER|SINGLE-FAMILY RESIDENTIAL
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2025-01-21
Signature Hash:	89946215E1E35781DB5EC64FE199584FDE0BF99E46248C206413BFEBD7D626EA

Form Hash Code at time of Signature:	6E49A86686FE580389764F5C94F6E55EE92DB7FC437BF2973587BB9CABF8B5D0

Submission

Reference Number:	The application reference number is 747716
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-01-21 at 14:51:48 CST
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 620685
Steers Version:	The STEERS version is 6.85
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Ms Kyle Sykes <ksykes@emg-llc.net>

24.10.9_LH-SA_Milbrook-Unit9C(Rev2)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Oct 9, 2024 at 11:17 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.10.9_LH-SA_Milbrook-Unit9C-LD_NOC.pdf
992K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on October 9, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: October 09, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 9, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated the disturbed acreage for Unit 9C on the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	236.34
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	10/31/2026
8	What is the construction project or site type?	Other|Single-family residential
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2024-10-09
Signature Hash:	89946215E1E35781DB5EC64FE199584FDE0BF99E46248C206413BFEBD7D626EA

Form Hash Code at time of Signature:	E009101A37D09266394595C9F20C828A245AE0C80477527029A5F91DBCD550DF

Submission

Reference Number:	The application reference number is 690215
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-10-09 at 10:14:58 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 569971
Steers Version:	The STEERS version is 6.82
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 9A Stockpile**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: August 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: August 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 9C**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: June 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: June 30, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.6.13_LH-SA_Millbrook-Unit9C(Rev)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Thu, Jun 13, 2024 at 1:37 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.6.13_LH-SA_Millbrook-Unit9C(Rev)-LD_NOC.pdf
989K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on June 13, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 13, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 13, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1 What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1 What are the other proposed changes not asked in this section of the Notice of Change?	Updated disturbed acreage for Unit 9C on the NOI
2 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3 If applicable, what is the Secondary SIC Code(s)?	1521
4 What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	233.72
5 Is the project site part of a larger common plan of development or sale?	Yes
6 What is the estimated start date of the project?	01/26/2022
7 What is the estimated end date of the project?	06/30/2026
8 What is the construction project or site type?	OTHER
9 Will concrete truck washout be performed at the site?	Yes
10 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2024-06-12
Signature Hash:	89946215E1E35781DB5EC64FE199584FDE0BF99E46248C206413BFEBD7D626EA

Form Hash Code at time of Signature:	DE4A4C1469D6E5162FACD0ED216252287493283C9641F016052920F434ADBA20

Submission

Reference Number:	The application reference number is 660450
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-06-13 at 12:30:50 CDT
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 545564
Steers Version:	The STEERS version is 6.77
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Ms Kyle Sykes <ksykes@emg-llc.net>

24.6.10_LH-SA_Millbrook-Unit9C_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Jun 11, 2024 at 8:52 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.6.10_LH-SA_Millbrook-Unit9C_NOC.pdf
992K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on June 11, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 11, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 11, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added disturbed acreage from Unit 9C to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	232.75
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	06/30/2026
8	What is the construction project or site type?	OTHER
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2024-06-10
Signature Hash:	89946215E1E35781DB5EC64FE199584FDE0BF99E46248C206413BFEBD7D626EA

Form Hash Code at time of Signature:	88EBE8F37BBBF8A9536E7BF33F2EC9B40C1E3B08EB74F480B02643026B696025

Submission

Reference Number:	The application reference number is 658531
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-06-11 at 07:42:33 CDT
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 544802
Steers Version:	The STEERS version is 6.77
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 3B**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: April 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: April 30, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.4.5_LH-SA_Millbrook-Ph3B-LD_NOC-MS4 Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Fri, Apr 5, 2024 at 2:59 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.4.5_LH-SA_Millbrook-Ph3B-LD_NOC.pdf
991K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on April 5, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: April 05, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 5, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC

Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Phase 3B to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	209.75
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	04/30/2026
8	What is the construction project or site type?	OTHER
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903

12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2024-04-05
Signature Hash:	89946215E1E35781DB5EC64FE199584FDE0BF99E46248C206413BFEBD7D626EA

Form Hash Code at time of Signature:	893389873DB28181F256D278CE57DB196A65E22C9AB629156E32B443D762F2C6

Submission

Reference Number:	The application reference number is 645825
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-04-05 at 13:55:37 CDT
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 533241
Steers Version:	The STEERS version is 6.73
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 5A**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: November 1, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: November 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 9A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: November 1, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: November 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.11.14_LH-SA_Millbrook-Unit5A&9A_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Nov 14, 2023 at 2:28 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Melissa Castro <melissa.castro@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

WWW.EMG-LLC.NET

23.11.14_LH-SA_Millbrook-Unit5A&9A_NOC.pdf
994K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on November 14, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: March 13, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 13, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?

Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Adding diturbed acreage from Unit 5A and 9A to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	196.3
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	11/30/2025
8	What is the construction project or site type?	OTHER
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE

11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	50.219.170.214
Signature Date:	2023-11-14

Signature Hash:	7478EA0501AC21C24BA381C95D8D6ED759B07B5EE8B196F18774E8D6D9DD614C
Form Hash Code at time of Signature:	4113E80C44E1AF2342E1CE945FABF18FF1BA205676275390BCB879AFD50CC204

Submission

Reference Number:	The application reference number is 602624
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2023-11-14 at 13:23:21 CST
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 500097
Steers Version:	The STEERS version is 6.70
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 3A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: March 23, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.06.21_LH-SA_Millbrook-Unit3A_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Jun 21, 2023 at 2:34 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Zach Zembraski <zzembraski@emg-llc.net>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****



See New Address Below

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

WWW.EMG-LLC.NET

23.06.21_LH-SA_Millbrook-Unit3A_NOC.pdf
995K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on June 21, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 23, 2023

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 23, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	

Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Changes to General Characteristics|Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage of Unit 3A to the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3	If applicable, what is the Secondary SIC Code(s)?	1521
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	160.87
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	01/26/2022
7	What is the estimated end date of the project?	09/30/2025
8	What is the construction project or site type?	OTHER
9	Will concrete truck washout be performed at the site?	Yes

10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254

Signature Date:	2023-06-20
Signature Hash:	7478EA0501AC21C24BA381C95D8D6ED759B07B5EE8B196F18774E8D6D9DD614C
Form Hash Code at time of Signature:	10C7CAC23E33A96A0C5B748E607528128572E56C1C217A1FC2A5D4AE5C28EA4E

Submission

Reference Number:	The application reference number is 575652
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2023-06-21 at 13:30:24 CDT
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 476578
Steers Version:	The STEERS version is 6.66
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Matthew D Martin

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 2A & 2B**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: February 1, 2022

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 4**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: February 1, 2022

Projected End Date or Date Disturbed Soils Will Be Stabilized: February 1, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 1A**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: February 1, 2022

Projected End Date or Date Disturbed Soils Will Be Stabilized: February 1, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1568HX**

***Primary Operator Name*: Lennar Homes of Texas Land and Construction, Ltd.**

***Contact Name and Phone Number*:**
Division Environmental Manager (210) 403-6226

***Project Description:* Millbrook– Unit 1B**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Land Development

Estimated Start Date: May 16, 2022

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.03.29_LH-SA_Millbrook-LD_NOI-R-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Mar 29, 2023 at 1:43 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Ethan Schexnyder <eschexnyder@emg-llc.net>, Jana Kitts <janak@emg-llc.net>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | DFW | HOUSTON | SAN ANTONIO

WWW.EMG-LLC.NET

3 attachments

23.03.29_LH-SA_Millbrook-LD_NOI-R-AppLetter.pdf
421K

23.03.29_LH-SA_Millbrook-LD_NOI-R-TXR1568HX.pdf
481K

23.03.29_LH-SA_Millbrook-LD_NOI-R.pdf
1078K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on March 29, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700.** For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671.** Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: March 29, 2023

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 29, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent Renewal

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	

Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

CNOI-R General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
5	If applicable, what is the Secondary SIC Code(s)?	1521
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	142.92
7	What is the construction project or site type?	Other
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	01/26/2022
10	What is the estimated end date of the project?	09/30/2025
11	Will concrete truck washout be performed at the site?	Yes

12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	BEXAR COUNTY
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent Renewal TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number: CN602412207

Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2023-03-29
Signature Hash:	7478EA0501AC21C24BA381C95D8D6ED759B07B5EE8B196F18774E8D6D9DD614C
Form Hash Code at time of Signature:	FC9DE50544603E369DD08220D5B75AC3E52DE7C82038FC4EC8B9C59A635D89EC

Fee Payment

Transaction by:	The application fee payment transaction was made by ER075896/Kyle Sykes
Paid by:	The application fee was paid by MATTHEW D MARTIN
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2023-03-29
Transaction/Voucher number:	The transaction number is 582EA000540198 and the voucher number is 629742

Submission

Reference Number:	The application reference number is 547858
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2023-03-29 at 13:37:15 CDT
Submitted From:	The application was submitted from IP address 47.187.128.90
Confirmation Number:	The confirmation number is 452225
Steers Version:	The STEERS version is 6.62
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Matthew D Martin

Ms Kyle Sykes <ksykes@emg-llc.net>

2022.5.31_LH-SA_Millbrook-Unit1B_LD-NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, May 31, 2022 at 11:17 AM
To: swq Subhi Ryan Matt Ethan <KSykes+track@emg-llc.net>

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | DFW | HOUSTON | SAN ANTONIO

WWW.EMG-LLC.NET

2022.5.31_LH-SA_Millbrook-Unit1B_LD-NOC.pdf
935K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change submitted to update the Notice of Intent (NOI) for the facility listed below was received on May 31, 2022. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater construction general permit TXR150000 is acknowledged. Your facility's TPDES construction stormwater general permit authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

TCEQ's stormwater construction general permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater construction general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This permit expires on March 05, 2023, unless otherwise amended. If you have any questions related to processing, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 01, 2022

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 1, 2022

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change (NOC) to an Active Authorization

Your NOC request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the construction general permit has not changed.

For questions related to the status or processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director
Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:	
Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRIAN.BARRON@LENNAR.COM

Application Contact

Person TCEQ should contact for questions about this application:	

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	Owner
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2300 HIGHLAND VILLAGE RD STE 3204
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1) What are you proposing to change from what was last provided for this permit?	Changes to General Characteristics | Other Changes Not Asked
1.1. What are the other proposed changes not asked in this section of the Notice of Change?	Adding the disturbed acreage of Unit 1B to the NOI.
2) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3) If applicable, what is the Secondary SIC Code(s)?	1521
4) What is the total number of acres disturbed?	109.79
5) Is the project site part of a larger common plan of development or sale?	Yes
6) What is the estimated start date of the project?	01/26/2022
7) What is the estimated end date of the project?	01/26/2025
8) Will concrete truck washout be performed at	Yes

the site?	
9) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
10) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
11) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
11.1. What is the name of the MS4 Operator?	BEXAR COUNTY
12) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
13) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.

8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2022-05-27
Signature Hash:	5647D627E84FAB1D518808A8B536B7C76B9D64BB12833AA59149485E24EF2895
Form Hash Code at time of Signature:	3EC32A83386ED1C6ACA7EF8EB895B8A98013ED583B5AFFE2278A8879E709FE2B

Submission

Reference Number:	The application reference number is 488196
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2022-05-31 at 11:11:38 CDT
Submitted From:	The application was submitted from IP address 47.187.143.247
Confirmation Number:	The confirmation number is 406083
Steers Version:	The STEERS version is 6.52
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Matthew D Martin

Ms Kyle Sykes <ksykes@emg-llc.net>

2022.3.7_LH-SA_Millbrook-LD-AddressChange_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Mar 7, 2022 at 9:01 AM
To: swq@bexar.org, "Subhi, Zaid" <zaid.subhi@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Jeff Romine <jromine@emg-llc.net>
Bcc: Ms Kyle Sykes <ksykes@emg-llc.net>

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | DFW | HOUSTON | SAN ANTONIO

WWW.EMG-LLC.NET

2022.3.7_LH-SA_Millbrook-LD-AddressChange_NOC.pdf
951K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change submitted to update the Notice of Intent (NOI) for the facility listed below was received on March 7, 2022. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater construction general permit TXR150000 is acknowledged. Your facility's TPDES construction stormwater general permit authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

TCEQ's stormwater construction general permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater construction general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
100 Ne Loop 410 Ste 1155
San Antonio, TX 78216

This permit expires on March 05, 2023, unless otherwise amended. If you have any questions related to processing, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: March 10, 2022

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 10, 2022

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change (NOC) to an Active Authorization

Your NOC request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the construction general permit has not changed.

For questions related to the status or processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1568HX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:	
Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	BRIAN
Middle	
Last	BARRON
Suffix	
Credentials	
Title	DIVISION PRESIDENT
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	100 NE LOOP 410 STE 1155
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78216
Phone (###-###-####)	2104036200
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	brian.barron@lennar.com

Application Contact

Person TCEQ should contact for questions about this application:	

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	MATTHEW
Middle	D
Last	MARTIN
Suffix	
Credentials	
Title	PRINCIPAL OWNER
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2300 HIGHLAND VILLAGE RD STE 3204
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1) What are you proposing to change from what was last provided for this permit?	Change to Permittee Mailing Address | Changes to General Characteristics | Other Changes Not Asked
1.1. What are the other proposed changes not asked in this section of the Notice of Change?	Changed the Responsible Authority Mailing Address and revised the disturbed acreage.
2) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
3) If applicable, what is the Secondary SIC Code(s)?	1521
4) What is the total number of acres disturbed?	75.34
5) Is the project site part of a larger common plan of development or sale?	Yes
6) What is the estimated start date of the project?	01/26/2022
7) What is the estimated end date of the project?	01/26/2025

8) Will concrete truck washout be performed at the site?	Yes
9) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
10) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
11) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
11.1. What is the name of the MS4 Operator?	BEXAR COUNTY
12) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
13) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.

7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1568HX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2022-03-07
Signature Hash:	5647D627E84FAB1D518808A8B536B7C76B9D64BB12833AA59149485E24EF2895
Form Hash Code at time of Signature:	6D28E39A7D33E2331609C312D231B0375B9EFA98B81531FF99FFA1904764045A

Submission

Reference Number:	The application reference number is 474634
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2022-03-07 at 08:53:56 CST
Submitted From:	The application was submitted from IP address 47.187.143.247
Confirmation Number:	The confirmation number is 395076
Steers Version:	The STEERS version is 6.50
Permit Number:	The permit number is TXR1568HX

Additional Information

Application Creator: This account was created by Matthew D Martin

Ms Kyle Sykes <ksykes@emg-llc.net>

2022.1.27_LH-SA_Millbrook-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Thu, Jan 27, 2022 at 10:02 AM
To: swq@bexar.org, "Subhi, Zaid" <zaid.subhi@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Jeff Romine <jromine@emg-llc.net>, Eric Smith <esmith@emg-llc.net>
Bcc: Ms Kyle Sykes <ksykes@emg-llc.net>

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | DFW | HOUSTON | SAN ANTONIO

WWW.EMG-LLC.NET

3 attachments

2022.1.27_LH-SA_Millbrook-LD_NOI-Cert-TXR1568HX.pdf
460K

2022.1.27_LH-SA_Millbrook-LD_NOI-AppLetter.pdf
409K

2022.1.27_LH-SA_Millbrook-LD_NOI.pdf
1054K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on January 27, 2022. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater construction general permit TXR150000 is acknowledged. Your facility's TPDES construction stormwater general permit authorization number is:

TXR1568HX

Coverage Effective: January 27, 2022

TCEQ's stormwater construction general permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater construction general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602412207
Lennar Homes of Texas Land And Construction, Ltd.
2300 Highland Village Rd Ste 3204
Highland Village, TX 75077

This permit expires on March 05, 2023, unless otherwise amended. If you have any questions related to processing, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: January 27, 2022

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 27, 2022

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Stormwater Notice of Intent Authorization

Your Notice of Intent application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the identification number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See http://www.tceq.texas.gov/field/eapp/program.html for additional information.

A Notice of Termination must be submitted when permit coverage is no longer needed. **It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.**

For questions related to processing of forms you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	6552
Secondary SIC Code	1521
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	Land Development & Single Family Home Construction

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation
Full legal name of the applicant:	

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Lennar Homes of Texas Land and Construction, Ltd.
Prefix	
First	Brian
Middle	
Last	Barron
Suffix	
Credentials	
Title	Division President
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2300 HIGHLAND VILLAGE RD STE 3204
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Application Contact

Person TCEQ should contact for questions about this application:	
Same as another contact?	

Organization Name	Environmental Management Group LLC
Prefix	
First	Matthew
Middle	D
Last	Martin
Suffix	
Credentials	
Title	Principal Owner
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2300 HIGHLAND VILLAGE RD STE 3204
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

CNOI General Characteristics

1) Is the project located on Indian Country Lands?	No
2) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?	No
3) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
4) If applicable, what is the Secondary SIC Code(s)?	1521
5) What is the total number of acres disturbed?	75.4
6) Is the project site part of a larger common plan of development or sale?	Yes
7) What is the estimated start date of the project?	01/26/2022
8) What is the estimated end date of the project?	01/26/2025

9) Will concrete truck washout be performed at the site?	Yes
10) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
11) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1. What is the name of the MS4 Operator?	Bexar County
13) Are any of the surface water bodies receiving discharges from the construction site on the 2016 Texas Integrated Report of Surface Water Quality?	Yes
13.1. What is the name(s) of the impaired water body(s) receiving the discharges from the contruction site?	SegID 1903 Medina River Below Medina Diversion Lake
14) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
15) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
16) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
17) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Account Number:	ER051116
Signature IP Address:	204.109.20.254
Signature Date:	2022-01-26
Signature Hash:	1BD425FF160C23E0EAC5E267B5BD935F7652E21B7AEEBEE0A7073D95AB916F56
Form Hash Code at time of Signature:	CE5E5AD2429C80A80E90556C4C68B97D95E7DEC3BA17B0ECE6A3CAAE4424A299

Fee Payment

Transaction by:	The application fee payment transaction was made by ER013133/Matthew D Martin
Paid by:	The application fee was paid by MATTHEW D MARTIN
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2022-01-27
Transaction/Voucher number:	The transaction number is 582EA000472343 and the voucher number is 556465

Submission

Reference Number:	The application reference number is 463734
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2022-01-27 at 09:55:15 CST
Submitted From:	The application was submitted from IP address 47.187.143.247
Confirmation Number:	The confirmation number is 386356
Steers Version:	The STEERS version is 6.48

Additional Information

Application Creator: This account was created by Matthew D Martin

Ms Kyle Sykes <ksykes@emg-llc.net>

2022.5.18_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, May 18, 2022 at 12:33 PM
To: swq@bexar.org, "Subhi, Zaid" <zaid.subhi@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Ethan Schexnyder <eschexnyder@emg-llc.net>, Ryan Kenney <rkenney@emg-llc.net>
Bcc: Ms Kyle Sykes <ksykes@emg-llc.net>

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | DFW | HOUSTON | SAN ANTONIO

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3 attachments

2022.5.18_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOI-AppLetter.pdf
408K

2022.5.18_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOI-TXR1566JD.pdf
453K

2022.5.18_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOI.pdf
1004K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on May 16, 2022. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater construction general permit TXR150000 is acknowledged. Your facility's TPDES construction stormwater general permit authorization number is:

TXR1566JD

Coverage Effective: May 16, 2022

TCEQ's stormwater construction general permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater construction general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook - Unit 1 & 4 - Grading Ws&D & Paving
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602500415
Yc Partners, Ltd.
5423 N Loop 1604 E
San Antonio, TX 78247

This permit expires on March 05, 2023, unless otherwise amended. If you have any questions related to processing, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: May 16, 2022

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 16, 2022

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Stormwater Notice of Intent Authorization

Your Notice of Intent application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the identification number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See http://www.tceq.texas.gov/field/eapp/program.html for additional information.

A Notice of Termination must be submitted when permit coverage is no longer needed. **It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.**

For questions related to processing of forms you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - Unit 1 & 4 - Grading, WS&D, & Paving
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	237210
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	237210
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602500415
Type of Customer	Partnership
Full legal name of the applicant:	
Legal Name	YC Partners, Ltd.
Texas SOS Filing Number	10836210
Federal Tax ID	742877735
State Franchise Tax ID	17428777357
State Sales Tax ID	
Local Tax ID	

DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	YC Partners, Ltd.
Prefix	
First	Arnold
Middle	
Last	Briones
Suffix	
Credentials	
Title	Chief Operating Officer
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5423 N LOOP 1604 E
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	abriones@yantiscompany.com

Application Contact

Person TCEQ should contact for questions about this application:	
Same as another contact?	
Organization Name	Environmental Management Group LLC
Prefix	
First	Matthew
Middle	D
Last	Martin
Suffix	
Credentials	
Title	Owner
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2300 HIGHLAND VILLAGE RD STE 3204
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX

ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

CNOI General Characteristics

1) Is the project located on Indian Country Lands?	No
2) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
3) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
4) If applicable, what is the Secondary SIC Code(s)?	1611 | 0112
5) What is the total number of acres disturbed?	75.34
6) Is the project site part of a larger common plan of development or sale?	Yes
7) What is the estimated start date of the project?	05/12/2022
8) What is the estimated end date of the project?	12/01/2023
9) Will concrete truck washout be performed at the site?	Yes
10) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
11) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1. What is the name of the MS4 Operator?	Bexar County
13) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
15) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
16) I understand that a Notice of Termination	Yes

(NOT) must be submitted when this authorization is no longer needed.

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Account Number:	ER022633
Signature IP Address:	98.6.41.98
Signature Date:	2022-05-16
Signature Hash:	7CE3C7B5D8E3216F8733B15FAEE985757A28CFFE2421060E7C5DADDCF96A2E48
Form Hash Code at time of Signature:	3093C4AD5F453C53CFA6F17ACCDC6EFBFBE9173D18EE08D2BF657630969B685F

Fee Payment

Transaction by:	The application fee payment transaction was made by ER022633/Arnold Briones
Paid by:	The application fee was paid by AARON CARPIO
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2022-05-16
Transaction/Voucher number:	The transaction number is 582EA000491839 and the voucher number is 577697

Submission

Reference Number:	The application reference number is 486089
Submitted by:	The application was submitted by ER022633/Arnold Briones
Submitted Timestamp:	The application was submitted on 2022-05-16

	at 11:47:56 CDT
Submitted From:	The application was submitted from IP address 98.6.41.98
Confirmation Number:	The confirmation number is 404643
Steers Version:	The STEERS version is 6.52

Additional Information

Application Creator: This account was created by Matthew D Martin

Appendix "E" SWPPP Amendment Log

SWPPP AMENDMENT LOG		
Log of changes to the SWPPP		
Amendment #	Brief Description	Amendment Date
001	Updated acreage calculations per engineer's request and updated Responsible Authority's mailing address.	3/6/2022
002	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 1 & 4. See Appendix G	5/12/2022
003	Added Unit 1B to the SWP3.	5/26/2022
004	Added Unit 2A & 2B to the SWP3. Renewed the NOI for the 2023 CGP.	3/23/2023
005	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documents, and TCEQ Notices for Unit 1B. See Appendix G (YCP, Ltd-SA)	4/18/2023
006	Added Unit 3A to the SWP3.	6/19/2023
007	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 2A. See Appendix G (YCP)	9/28/2023
008	Added Unit 5A to the SWP3	11/1/2023
009	Added Unit 9A to the SWP3	11/1/2023
010	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 3A. See Appendix G (SACC)	11/14/2023
011	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 2B. See Appendix G (VKK)	2/29/2024
012	Added Unit 3B to the SWP3	4/3/2024
013	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 5A. See Appendix G (SACC)	5/29/2024
014	Added Unit 9C to the SWP3	6/4/2024
015	Updated disturbed acreage for Unit 9C in the SWP3	6/12/2024
016	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 3B. See Appendix G (YCP)	7/11/2024
017	Added Unit 9A Stockpile to the SWP3. Added contractors' information, associated SWP3 documentation, and TCEDQ Notice for Unit 9A Stockpile. See Appendix G (YCP & SACC).	7/30/2024

018	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 9A. See Appendix G (SACC)	8/23/2024
019	Updated the disturbed acreage for Unit9C.	10/8/2024
020	Added Unit 5B to the SWP3.	1/20/2025
021	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 9C. See Appendix G (Indigo)	2/18/2025
022	Updated Unit 9A in the SWP3. Updated Grading, WS&D, and Paving contractors associated SWP3 documentation, and TCEQ Notice for Unit 9A. See Appendix G (SACC)	5/16/2025
023	Added Unit 6A to the SWP3.	7/14/2025
024	Updated the disturbed acreage for Unit 5B.	8/1/2025
025	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 6A. See Appendix G (SACC)	9/15/2025
026	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 5B. See Appendix G (SACC)	9/23/2025
027	Added Unit 6B to the SWP3.	10/28/2025
028	Updated Unit 9C in the SWP3.	12/8/2025
029	Updated Unit 6B in the SWP3.	2/2/2026
030	Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 5B. See Appendix G (DNT)	3/11/2026
031	Added Unit 9B to the SWP3.	3/17/2026

Docusign Envelope ID: E7B447A3-1D36-46DA-9261-09A09488B629

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 3/17/2026

Date Amendment Implemented: 3/17/2026

Amendment Number: 031

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 9B to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 6B.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 9B.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 9B.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 9B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 9B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 3/17/2026

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: EDA8B820-F4F2-43D8-94DB-50E64A52084B

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 3/11/2026

Date Amendment Implemented: 3/11/2026

Amendment Number: 030

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 6B. See Appendix G (DNT)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 6B.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 6B.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 6B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 3/11/2026

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: A9357263-8C3F-40C6-8C74-BD41E140DECC

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 2/2/2026

Date Amendment Implemented: 2/2/2026

Amendment Number: 029

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated Unit 6B in the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Updated the impervious calculations and disturbed acreage in the SWP3 for Unit 6B.
Appendix "B" – Site Maps: Updated BMP Tracking Map, Stabilization Map, and engineering plans for Unit 6B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 6B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 2/2/2026

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: B273B58A-99A3-479D-BD56-B19A67445A21

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 12/8/2025

Date Amendment Implemented: 12/8/2025

Amendment Number: 028

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated Unit 9C in the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Updated the impervious calculations to the SWP3 for Unit 9C.
Appendix "B" – Site Maps: Updated BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9C.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 12/8/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: AB4DB46B-DAD0-43F4-824B-6CF46E453173

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 10/28/2025

Date Amendment Implemented: 10/28/2025

Amendment Number: 027

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 6B to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 6B.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 6B.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 6B.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 6B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 6B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 6B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 6B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 10/28/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: 6EE306F6-FB81-441A-A65B-27DB190E0E09

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 9/23/2025

Date Amendment Implemented: 9/23/2025

Amendment Number: 026

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 5B. See Appendix G (SACC).

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 5B.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, and NOI to the SWP3 for Unit 5B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 9/23/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: 43E3B72E-EC5C-45D1-A66C-02FBF8B48EF4

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 9/15/2025

Date Amendment Implemented: 9/15/2025

Amendment Number: 025

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 6A. See Appendix G (SACC).

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 6A.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, and NOI to the SWP3 for Unit 6A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 9/15/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: D09D170E-8732-4A1B-8F8D-A97F2FB325C4

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 8/1/2025

Date Amendment Implemented: 8/1/2025

Amendment Number: 024

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated Unit 5B in the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Updated the disturbed acreage, impervious calculations to the SWP3 for Unit 5B.
Appendix "B" – Site Maps: Updated BMP Tracking Map, Stabilization Map, and engineering plans for Unit 5B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 5B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 8/1/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: 2BC76749-B629-43B5-A796-E1B799BA4C26

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 7/14/2025

Date Amendment Implemented: 7/14/2025

Amendment Number: 023

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 6A to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 6A.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 6A.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 6A.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 6A.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 6A.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 6A.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 6A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 7/14/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: E039F0CD-3FEA-4657-8436-B4732D4D5390

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 5/16/2025

Date Amendment Implemented: 5/16/2025

Amendment Number: 022

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated Unit 9A in the SWP3. Updated Grading, WS&D, and Paving contractors associated SWP3 documentation, and TCEQ Notice for Unit 9A. See Appendix G (SACC

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Updated the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 9A.
1.4 Project / Site Information: Updated the disturbed acreage, impervious calculations to the SWP3 for Unit 9A.
Appendix "B" – Site Maps: Updated BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9A.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9A.
Appendix "G" – Additional Operator Information & Responsibilities: Added Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOC Certificate, NOC Approval Letter, and NOC to the SWP3 for Unit 9A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Jonathan Huston 79007448039C4A4... Date: 5/16/2025

Print Name/Title: Jonathan Huston / Division Environmental Manager

Docusign Envelope ID: 4BEF162A-5F33-431D-AC33-F90FD3233666

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 2/18/2025

Date Amendment Implemented: 2/18/2025

Amendment Number: 021

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 9C. See Appendix G (Indigo)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 9C.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 9C.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 9C.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: Signed by: Jimena Koszuta 48BB09A8F1F14FA... Date: 2/18/2025

Print Name/Title: Jimena Koszuta / Division Environmental Manager

Docusign Envelope ID: A1B3AEC7-FF31-42BA-A4CB-A3B4D2668D38

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 1/20/2025

Date Amendment Implemented: 1/20/2025

Amendment Number: 020

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 5B to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 5B.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 5B.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 5B.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 5B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 5B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 5B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 5B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: Signed by: 48BB09A8F1F14FA... Date: 1/21/2025

Print Name/Title: Jimena Koszuta / Division Environmental Manager

Docusign Envelope ID: A58DF65E-5FC8-4B8E-BF31-BBE748F26CC8

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 10/8/2024

Date Amendment Implemented: 10/8/2024

Amendment Number: 019

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated the disturbed acreage for Unit9C.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Updated the disturbed acreage, impervious calculations in the SWP3 for Unit 9C.
Appendix "B" – Site Maps: Updated BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9C.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9C.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: Signed by: 48BB09A8F1F14FA... Date: 10/8/2024

Print Name/Title: Jimena Koszuta / Division Environmental Manager

Docusign Envelope ID: D4C6BCB3-4EE9-4377-A6BE-42D4162E487E

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 8/23/2024

Date Amendment Implemented: 8/23/2024

Amendment Number: 018

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 9A. See Appendix G (SACC).

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 9A.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, and NOI to the SWP3 for Unit 9A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: Signed by: 48BB09A8F1F14FA... Date: 8/23/2024

Print Name/Title: Jimena Koszuta / Division Environmental Manager

Docusign Envelope ID: 62927E7D-3A41-46B1-9AC8-DDB816EF801B

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 7/30/2024

Date Amendment Implemented: 7/30/2024

Amendment Number: 017

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 9A Stockpile to the SWP3. Added contractors' information, associated SWP3 documentation, and TCEDQ Notice for Unit 9A Stockpile. See Appendix G (YCP & SACC).

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 9A stockpile.
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 9A stockpile.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 9A stockpile.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9A stockpile.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOC Certificate, NOC Approval Letter, and NOC to the SWP3 for Unit 9A stockpile.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 8/2/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

Docusign Envelope ID: 22090FDE-941B-4641-9F8E-0B061D58E050

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 7/11/2024

Date Amendment Implemented: 7/11/2024

Amendment Number: 016

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 3B. See Appendix G (YCP)

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 3B.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 3B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 7/12/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 8FA94B45-4EC7-4BBE-B288-2B34B3464B36

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 6/12/2024

Date Amendment Implemented: 6/12/2024

Amendment Number: 015

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated disturbed acreage for Unit 9C in the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Updated the disturbed acreage in the SWP3 for Unit 9C.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9C.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9C.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 6/12/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: B101751E-BB0A-4416-84B2-2D0E8C3BF1B2

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 6/4/2024

Date Amendment Implemented: 6/4/2024

Amendment Number: 014

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 9C to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations to the SWP3 for Unit 9C.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 9C.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 9C.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 9C.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 9C.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9C.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9C.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 6/7/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: A3730A13-51C1-41F1-93FC-BEC97276FA2B

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 5/29/2024

Date Amendment Implemented: 5/29/2024

Amendment Number: 013

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 5A. See Appendix G (SACC).

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 5A.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 5A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 5/29/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: DF85111E-326F-4CA5-A98E-A2E52DB94FD0

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 4/3/2024

Date Amendment Implemented: 4/3/2024

Amendment Number: 012

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 3B to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 3B.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 3B.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 3B.
1.11 Site Features and Sensitive Areas to be Protected: Updated sensitive areas and measures to protect these areas for Unit 3B.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 3B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 3B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 3B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 3B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 4/5/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 8E98B3ED-7975-4C69-AB24-BEEA9FF22DBA

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 2/29/2024

Date Amendment Implemented: 2/29/2024

Amendment Number: 011

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 2B. See Appendix G (VKK)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 2B.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 2B.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 2B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 3/8/2024

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 6D7E8997-A8C4-4C27-95F2-709491FF61E1

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 11/14/2023

Date Amendment Implemented: 11/14/2023

Amendment Number: 010

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 3A. See Appendix G (SACC)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 3A.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 3A.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 3A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 11/15/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 626C4309-F110-4771-820C-CDDE5A34BC71

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 11/1/2023

Date Amendment Implemented: 11/1/2023

Amendment Number: 009

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 9A to the SWP3

1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 9A.
1.5 Sediment Basin: Added the sediment basin calculations to the SWP3 for Unit 9A.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 9A.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 9A.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 9A.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 9A.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 9A.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 9A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 11/3/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 75ED5245-8149-4C7E-A3F0-5455042B54A8

Name of Project: Millbrook – Land Development

Date of Amendment: 11/1/2023

Date Amendment Implemented: 11/1/2023

Amendment Number: 008

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 5A to the SWP3

1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 5A.
1.5 Sediment Basin: Added the sediment basin calculations to the SWP3 for Unit 5A.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 5A.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 5A.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 5A.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 5A.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 5A.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 5A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 11/3/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 093A2FE2-95FC-438C-8B7E-6B061E49FF09

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 9/28/2023

Date Amendment Implemented: 9/28/2023

Amendment Number: 007

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 2A. See Appendix G (YCP)

SWPPP amendment modifies the SWPPP by:
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 2A.
Appendix "G" – Additional Operator Information & Responsibilities: Added Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOC Certificate, NOC Approval Letter, and NOC to the SWP3 for Unit 2A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Melissa Castro 8D48FC4FBEC4460... Date: 9/28/2023

Print Name/Title: Melissa Castro / Division Environmental Manager

DocuSign Envelope ID: 623A7594-8876-47AD-8012-021FEF9790B8

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: 6/19/2023

Date Amendment Implemented: 6/19/2023

Amendment Number: 006

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 3A to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 3A.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Update soils and drainage for Unit 3A.
1.6 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 3A.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 3A.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 3A.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 3A.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 3A.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 6/19/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: E894B9D2-744C-4C91-B31E-852B42866D6E

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: April 18, 2023

Date Amendment Implemented: April 18, 2023

Amendment Number: 005

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 1B See Appendix G (YCP,Ltd-SA)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 1B.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 1B.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 1B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 4/18/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: EDE3C71E-2F67-4C97-9D32-459E92AAA609

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: March 23, 2023

Date Amendment Implemented: March 23, 2023

Amendment Number: 004

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the delegation letter is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 2A & 2B to the SWP3. Renewed the NOI for the 2023 CGP.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 2A & 2B.
1.5 Soils, Slopes, Vegetation, and Drainage Patterns: Added the soils and drainage to the SWP3 for Unit 2A & 2B.
1.6 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 2A & 2B. Updated receiving water to reflect the 2022 Texas Integrated Report.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 2A & 2B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 2A & 2B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 2A & 2B
Appendix "C" – Construction General Permit: Replaced 2018 CGP with the 2023 CGP.
Appendix "G" – Additional Operator Information & Responsibilities: Renewed Grading, WS&D, and Paving Contractor's NOI and updated Site Notice, MS4 Notification, NOI-R Certificate, NOI-R Approval Letter, and NOI-R.
Appendix "I" Delegation of Authority: Replaced Delegation Letter with one that was submitted electronically through STEERs.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 3/23/2023

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 4CCA3B8D-E715-409E-9B95-5239C12A54B1

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: May 26, 2022

Date Amendment Implemented: May 26, 2022

Amendment Number: 003

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the delegation letter is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Unit 1B to the SWP3.

SWPPP amendment modifies the SWPPP by:
1.4 Project / Site Information: Added the disturbed acreage, impervious calculations, description of drainage system, and sediment basin calculations to the SWP3 for Unit 1B.
1.6 Soils, Slopes, Vegetation, and Drainage Patterns: Added the soils and drainage to the SWP3 for Unit 1B.
1.7 Receiving Waters / Impaired Waters / TMDL: Added receiving waters to the SWP3 for Unit 1B.
Section 2 - Sequence of Major Land Development Activities: Updated Sequence of Major Land Development Activities and BMP Description broken down for Unit 1B.
Appendix "A" – General Location Map / Topo Map: Added location map and soil report to the SWP3 for Unit 1B.
Appendix "B" – Site Maps: Added BMP Tracking Map, Stabilization Map, and engineering plans for Unit 1B.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Added the NOC, NOC Approval Letter, NOC Certificate, and MS4 Notification for Unit 1B.
Appendix "H" – Training Log and Qualifications: Updated Qualifications.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 05/26/2022

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: AD742125-3A0D-4F69-BEB2-BEE908141766

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: May 12, 2022

Date Amendment Implemented: May 12, 2022

Amendment Number: 002

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the delegation letter is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Added Grading, WS&D, and Paving contractor's information, associated SWP3 documentation, and TCEQ Notice for Unit 1 & 4. (YC Partners, Ltd.)

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Added the Grading, WS&D, and Paving contractor's contact information and area of responsibilities for Unit 1 & 4.
1.2 Construction Activities covered by this SWPPP: Added the Grading, WS&D, and Paving Contractor's construction activities covered by this SWP3, for Unit 1 & 4.
Appendix "G" – Additional Operator Information & Responsibilities: Added the Grading, WS&D, and Paving Contractor's Operator Responsibilities, Site Notice, MS4 Notification, NOI Certificate, NOI Approval Letter, NOI, and SWP3 Certification to the SWP3 for Unit 1 & 4.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 5/12/2022

Print Name/Title: Marcus Walters / Division Environmental Manager

DocuSign Envelope ID: 1C36AE35-7D49-4C71-ACCE-BF00706EE462

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: Millbrook – Land Development

Date Amendment Implemented: March 6, 2022

Amendment Number: March 6, 2022

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the delegation letter is attached to this section of the SWPPP.

Reason for this SWPPP amendment: Updated acreage calculations per engineer's request and updated Responsible Authority's mailing address.

SWPPP amendment modifies the SWPPP by:
1.1 Contact Information & Areas of Responsibility: Updated Lennar's address.
1.4 Project / Site Information: Updated the disturbed acreage and impervious calculations per engineer's request for Unit 1A & 4.
4.4 Delegation of Authority: Updated Duly Authorized Representatives Address.
Appendix "D" – NOI, NOC, NOT, Acknowledgement Letter, Permit Certificate, and CSN: Filed a NOC to update the Responsible Authority Mailing Address on the permit.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: DocuSigned by: Marcus Walters 7CEEC304E6DC437... Date: 03/06/2022

Print Name/Title: Marcus Walters / Division Environmental Manager

LENNAR SWPPP AMENDMENT FORM

Name of Project: Millbrook – Land Development

Date of Amendment: Click or tap to enter a date.

Date Amendment Implemented: Click or tap to enter a date.

Amendment Number: _____

☒ This SWPPP Amendment is made by the responsible corporate officer or the authorized representative; a copy of the Delegation of Signatories form is attached to this section of the SWPPP.

Reason for this SWPPP amendment: _____

SWPPP amendment modifies the SWPPP by:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Signature: Date:

Print Name/Title: _____ / Division Environmental Manager

Appendix "F" Support Facility Permits

Appendix "G" Additional Operator Information & Responsibilities

See Amendment 002 – 5/12/2022
See Amendment 004 – 3/23/2023
See Amendment 010 – 11/14/2023
See Amendment 011 – 2/29/2024
See Amendment 013 - 5/29/2024
See Amendment 016 – 7/11/2024
See Amendment 017 – 7/30/2024
See Amendment 018 –8/23/2024
See Amendment 021 – 2/18/2025
See Amendment 022 – 5/16/2025
See Amendment 025 – 9/15/2025
See Amendment 026 – 9/23/2025
See Amendment 030 – 3/11/2026

As land development activity progresses, additional construction activities will begin, and the associated Operators will be added to the SWPPP. This information for each Phase, Section, or Unit, and will include responsibilities of each operator, operators Notice of Intent (NOI), NOI Approval Letter, NOI Certificate, MS4 Notification, Construction Site Notice, and the additional operator's signed SWPPP Certification.

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 1&4
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	75.34
General Contractor Information: **Name:**	YC Partners, Ltd.
TPDES Permit No.:	TXR1566JD
Address:	18015 Yantis Way
	San Antonio, TX 78247
Phone:	210-655-3780
Contact Name:	Arnold Briones, Chief Operating Officer

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
May 18, 2022	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1566JD**

***Primary Operator Name*: YC Partners, Ltd.**

***Contact Name and Phone Number*: Arnold Briones (210) 655-3780**

***Project Description:* Millbrook– Unit 1 & 4**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: February 1, 2022

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.4.19_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOIR-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Jun 21, 2023 at 8:41 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Zach Zembraski <zzembraski@emg-llc.net>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****



See New Address Below

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

WWW.EMG-LLC.NET

3 attachments

23.4.19_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOIR-Approval.pdf
424K

23.4.19_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOIR-TXR1566JD.pdf
476K

23.4.19_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOIR.pdf
1050K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on April 19, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1566JD

Coverage Effective: May 16, 2022

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook - Unit 1 & 4 - Grading Ws&D & Paving
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602500415
Yc Partners, Ltd.
5423 N Loop 1604 E
San Antonio, TX 78247

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Erin E. Chancellor

FOR THE COMMISSION

Issued Date: April 19, 2023

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 19, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent Renewal

TXR1566JD

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - UNIT 1 & 4 - GRADING WS&D & PAVING
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	237210
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602500415
Type of Customer	Partnership
Full legal name of the applicant:	
Legal Name	YC Partners, Ltd.
Texas SOS Filing Number	10836210
Federal Tax ID	742877735
State Franchise Tax ID	17428777357
State Sales Tax ID	

Local Tax ID	
DUNS Number	
Number of Employees	251-500
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	YC Partners, Ltd.
Prefix	
First	ARNOLD
Middle	
Last	BRIONES
Suffix	
Credentials	PE
Title	CHIEF OPERATING OFFICER

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5423 N LOOP 1604 E
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	ABRIONES@YANTISCOMPANY.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	ENVIRONMENTAL MANAGEMENT GROUP LLC
Prefix	
First	Matthew
Middle	D
Last	Martin
Suffix	
Credentials	
Title	OWNER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX

ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

CNOI-R General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1611|0112
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	75.34
7	What is the construction project or site type?	Highway or Road|Other|Utility
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	05/12/2022
10	What is the estimated end date of the project?	12/01/2023
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	BEXAR COUNTY
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware

there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent Renewal TXR1566JD.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Customer Number:	CN602500415
Legal Name:	YC Partners, Ltd.
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2023-04-19
Signature Hash:	4C3048EC9DFAF683D3E49D2BE1076349784210D8961ED55345D22A8CA6519081
Form Hash Code at time of Signature:	F7FF66E7145BD2522B67E248BD37D6EADE57A9E4F4D8C61B3C44DCBC61D7BE11

Fee Payment

Transaction by:	The application fee payment transaction was made by ER022633/Arnold Briones
Paid by:	The application fee was paid by AARON CARPIO
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2023-04-19
Transaction/Voucher number:	The transaction number is 582EA000544592 and the voucher number is 634468

Submission

Reference Number:	The application reference number is 554694
Submitted by:	The application was submitted by ER022633/Arnold Briones
Submitted Timestamp:	The application was submitted on 2023-04-19 at 09:09:57 CDT
Submitted From:	The application was submitted from IP address 12.152.77.138
Confirmation Number:	The confirmation number is 457704
Steers Version:	The STEERS version is 6.62
Permit Number:	The permit number is TXR1566JD

Additional Information

Application Creator: This account was created by Matthew D Martin

Water Quality General Permits Search

Summary of Authorization TXR1566JD

Permit Number: TXR1566JD
Authorization Status: TERMINATED
Date Coverage Began: 05/16/2022
Date Coverage Ended: 10/10/2023 (Terminated electronically through ePermits.)
Replaced Permit Number:

Authorization Details

Site Name on Permit: MILLBROOK
Authorization Type: CONSTRUCTION
Primary SIC Code: 1794
Area Disturbed (In Acres) : 37
Common Plan Of Development : YES
Construction Type : SINGLE-FAMILY RESIDENTIAL
Construction Type : UTILITY
Estimated Project End Date : 09/13/2024
Estimated Project Start Date : 09/14/2023
MS4 Operator : BEXAR COUNTY
O&G Facility : NO
Secondary SIC Code : 0112
Secondary SIC Code : 1611
Receiving Water Body : MEDINA RIVER BELOW MEDINA DIVERSION LAKE
Segment Number : 1903

Permittee Information

Operator: CN602500415 - YC Partners, Ltd.
Address: 5423 N LOOP 1604 E SAN ANTONIO TX 78247 4691
Annual Fee Billing Address: NOT FOUND OR NOT APPLICABLE

Permitted Site Information

RN: RN111417291
RE Name: MILLBROOK - UNIT 1 & 4 - GRADING WS&D & PAVING
Site Location: LADERA HILLS AND IVY TERRACE LACOSTE 78245
County: BEXAR
TCEQ Region: REGION 13 - SAN ANTONIO
Latitude: 29.39917
Longitude: -98.787691

Regulated Entity Site Information

RE Name: MILLBROOK
Site Location: LADERA HILLS AND IVY TERRACE LACOSTE 78245
County: BEXAR
TCEQ Region: REGION 13 - SAN ANTONIO
Latitude: 29.39917
Longitude: -98.787691

Application History for this Authorization

Application Type	Status	Received Date	Final Action Date
NOTICE OF INTENT	APPROVED	05/16/2022	05/16/2022
NOI-RENEWAL	APPROVED	04/19/2023	04/19/2023
NOTICE OF CHANGE	DENIED	09/20/2023	10/10/2023

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Statewide Links: Texas.gov | Texas Homeland Security | TRAIL Statewide Archive | Texas Veterans Portal

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Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 1B
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☐Landscape ☑Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☑Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☑Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☐
Disturbed Acreage for this Construction Activity:	75.34
General Contractor Information: **Name:**	YC Partners, Ltd.
TPDES Permit No.:	TXR1596MK
Address:	18015 Yantis Way
	San Antonio, TX 78247
Phone:	210-655-3780
Contact Name:	Arnold Briones, Chief Operating Officer

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
April 11, 2023	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1596MK**

***Primary Operator Name*: YC Partners, Ltd.**

***Contact Name and Phone Number*: Arnold Briones (210) 655-3780**

***Project Description:* Millbrook– Unit 1B**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: April 11, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: April 30, 2024

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.04.18_YPC,Ltd-SA_Millbrook-Unit1B(GC)-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Jun 21, 2023 at 9:10 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Zach Zembraski <zzembraski@emg-llc.net>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****



See New Address Below

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

WWW.EMG-LLC.NET

3 attachments

YPC,Ltd-SA_Millbrook-Unit1B(GC)-LD_NOI.pdf
238K

YPC,Ltd-SA_Millbrook-Unit1B(GC)-LD_NOI(Letter).pdf
159K

YPC,Ltd-SA_Millbrook-Unit1B(GC)-LD_NOI(Cert)TXR1596MK.pdf
83K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on April 11, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1596MK

Coverage Effective: April 11, 2023

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook Unit 1B
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602500415
Yc Partners, Ltd.
18015 Yantis Way
San Antonio, TX 78247

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: April 11, 2023

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 11, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook Unit 1B
Does the site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.397626
Longitude (W) (-###.######)	-98.782125
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	237210
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602500415
Type of Customer	Partnership

Full legal name of the applicant:

Legal Name	YC Partners, Ltd.
Texas SOS Filing Number	10836210
Federal Tax ID	742877735
State Franchise Tax ID	17428777357
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	YC Partners, Ltd.
Prefix	
First	Arnold
Middle	
Last	Briones
Suffix	
Credentials	PE
Title	Chief Operating Officer

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	abriones@yantiscompany.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	CN602500415, YC Partners, Ltd.
Organization Name	YC Partners, Ltd.
Prefix	
First	Arnold

Middle	
Last	Briones
Suffix	
Credentials	PE
Title	Chief Operating Officer
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	abriones@yantiscompany.com

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1611|0112
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	75.34
7	What is the construction project or site type?	Single-family residential
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	04/17/2023
10	What is the estimated end date of the project?	04/17/2024
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes

14.1	What is the name of the MS4 Operator?	Bexar County
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Customer Number:	CN602500415
Legal Name:	YC Partners, Ltd.
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2023-04-11
Signature Hash:	4C3048EC9DFAF683D3E49D2BE1076349784210D8961ED55345D22A8CA6519081

Form Hash Code at time of Signature:	896C1CC28FA662D8C440BF3630585E20BBF07DEB4CE218A378CCA80273463A6C

Fee Payment

Transaction by:	The application fee payment transaction was made by ER022633/Arnold Briones
Paid by:	The application fee was paid by AARON CARPIO
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2023-04-11
Transaction/Voucher number:	The transaction number is 582EA000543107 and the voucher number is 632668

Submission

Reference Number:	The application reference number is 552111
Submitted by:	The application was submitted by ER022633/Arnold Briones
Submitted Timestamp:	The application was submitted on 2023-04-11 at 15:42:18 CDT
Submitted From:	The application was submitted from IP address 12.152.77.138
Confirmation Number:	The confirmation number is 455754
Steers Version:	The STEERS version is 6.62

Additional Information

Application Creator: This account was created by Arnold Briones

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 2A
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☐Landscape ☑Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☑Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☑Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☐
Disturbed Acreage for this Construction Activity:	20.4
General Contractor Information: Name:	YC Partners, Ltd.
TPDES Permit No.:	TXR1596MK
Address:	18015 Yantis Way
	San Antonio, TX 78247
Phone:	210-655-3780
Contact Name:	Arnold Briones, Chief Operating Officer

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
September 28, 2023	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1596MK**

***Primary Operator Name*: YC Partners, Ltd.**

***Contact Name and Phone Number*: Arnold Briones (210) 655-3780**

***Project Description:* Millbrook– Unit 2A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: September 28, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2025

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.10.02_YCP-SA_Millbrook-Unit2A(GC)-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Oct 2, 2023 at 9:06 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Melissa Castro <melissa.castro@lennar.com>
Bcc: Ms Kyle Sykes <KSykes@emg-llc.net>

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

EXECUTIVE ASSISTANT | SWP3 ADMINISTRATOR

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

WWW.EMG-LLC.NET

23.10.02_YCP-SA_Millbrook-Unit2A(GC)-LD_NOC.pdf
979K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on October 10, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1596MK

Coverage Effective: April 11, 2023

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111417291
Millbrook Unit 1B 4 1B 2A
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN602500415
Yc Partners, Ltd.
18015 Yantis Way
San Antonio, TX 78247

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: October 10, 2023

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 10, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1596MK

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK UNIT 1B
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.397626
Longitude (W) (-###.######)	-98.782125
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111417291
What is the name of the Regulated Entity (RE)?	MILLBROOK
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	LAND DEVELOPMENT & SINGLE FAMILY HOME CONSTRUCTION

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602500415
Type of Customer	Partnership
Full legal name of the applicant:	
Legal Name	YC Partners, Ltd.
Texas SOS Filing Number	10836210
Federal Tax ID	742877735
State Franchise Tax ID	17428777357
State Sales Tax ID	
Local Tax ID	

DUNS Number	
Number of Employees	251-500
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	YC Partners, Ltd.
Prefix	
First	ARNOLD
Middle	
Last	BRIONES
Suffix	
Credentials	PE
Title	CHIEF OPERATING OFFICER

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	ABRIONES@YANTISCOMPANY.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	Environmental Management Group LLC
Prefix	
First	Matthew
Middle	D
Last	Martin
Suffix	
Credentials	PE
Title	CHIEF OPERATING OFFICER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077

Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Changes to General Characteristics|Other Changes Not Asked|Permitted Site Name
1.1	What is the proposed permitted site name?	MILLBROOK UNIT 1B, 4, 1B, 2A
1.2	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage of Unit 4 and 2A to the NOI.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
3	If applicable, what is the Secondary SIC Code(s)?	0112|1611|1623
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	133.19
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	04/17/2023
7	What is the estimated end date of the project?	09/30/2024
8	What is the construction project or site type?	Highway or Road|Single-family residential|Utility
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.

3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1596MK.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Customer Number:	CN602500415
Legal Name:	YC Partners, Ltd.
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2023-10-02
Signature Hash:	4E9BA5CFFABB805F2BC10BEC98E0A2F6D7B413DCDA20F6EBDC9B2B30696B09D4
Form Hash Code at time of Signature:	770BCCD204A794F26E5D8F52560B575DA566AA6774CE931422F251B556E0085B

Submission

Reference Number:	The application reference number is 594238
Submitted by:	The application was submitted by ER022633/Arnold Briones
Submitted Timestamp:	The application was submitted on 2023-10-02 at 07:55:33 CDT
Submitted From:	The application was submitted from IP address 12.152.77.138
Confirmation Number:	The confirmation number is 491454
Steers Version:	The STEERS version is 6.70
Permit Number:	The permit number is TXR1596MK

Additional Information

Application Creator: This account was created by Matthew D Martin

DocuSign Envelope ID: 4873ACCF-C356-4C63-A492-FEB5D036169B

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature: DocuSigned by: BC7386E26B604A0...

Name: Arnold Briones

Title: Chief Operating Officer

Company Name: YC Partners, Ltd.

Date: 5/26/2022

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 3A
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	17.95 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1502PH
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	210-655-1922
Contact Name:	Gerald M. Merck III

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
November 14, 2023	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1502PH**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook– Unit 3A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: November 14, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized: November 30, 2024

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

23.12.13_SACC-SA_Millbrook-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Dec 13, 2023 at 9:45 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Melissa Castro <melissa.castro@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI| DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

WWW.EMG-LLC.NET

3 attachments

23.12.13_SACC-SA_Millbrook-LD_NOI-LTR.pdf
389K

23.12.13_SACC-SA_Millbrook-LD_NOI-TXR1502PH.pdf
257K

23.12.13_SACC-SA_Millbrook-LD_NOI.pdf
1055K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on December 13, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1502PH

Coverage Effective: December 13, 2023

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111860656
Millbrook - Land Development
Northwest of Intersection of Briggs Ranch And Texas Reseaerch Pkwy S.H. 211
San Antonio, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: December 13, 2023

FOR THE COMMISSION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 13, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Land Development
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Reseaerch Pkwy S.H. 211
City	SAN ANTONIO
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.396244
Longitude (W) (-###.######)	-98.786494
Primary SIC Code	1794
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Land Development
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Reseaerch Pkwy S.H. 211
City	SAN ANTONIO
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.396244
Longitude (W) (-###.######)	-98.786494
Facility NAICS Code	
What is the primary business of this entity?	Land Development

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	

Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	
First	GERALD
Middle	
Last	MERCK
Suffix	
Credentials	
Title	President

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jerry@saccinc.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	
Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX

ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1623|1611
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	17.95
7	What is the construction project or site type?	Highway or Road|Utility|Other
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	11/14/2023
10	What is the estimated end date of the project?	11/30/2025
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	Bexar County
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware

there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2023-12-13
Signature Hash:	19A7DEB4B447DC2B4246B1B7813BF139D8A5EAF750AC347D750659AE0BAB08D3
Form Hash Code at time of Signature:	1BC88975F929E98B3DB327203C78529C81F6C9C6DC76E9704DEA84755199D4F3

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2023-12-13
Transaction/Voucher number:	The transaction number is 582EA000581266 and the voucher number is 675029

Submission

Reference Number:	The application reference number is 604476
Submitted by:	The application was submitted by ER012843/Jerry Merck III
Submitted Timestamp:	The application was submitted on 2023-12-13 at 08:15:03 CST
Submitted From:	The application was submitted from IP address 108.178.88.42
Confirmation Number:	The confirmation number is 503843
Steers Version:	The STEERS version is 6.71

Additional Information

Application Creator: This account was created by Zachary S Zembraski

DocuSign Envelope ID: 1374CEE5-52E6-4719-BB79-92CAC7F84593

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature:	DocuSigned by: Gerald M. Merck III F3D9063ADC3243E...
Name:	Gerald M. Merck III
Title:	President
Company Name:	SACC, Inc.
Date:	12/14/2023

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Phase 2B
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☐Landscape ☑Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☑Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☑Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☐
Disturbed Acreage for this Construction Activity:	9.17 acres
General Contractor Information: **Name:**	V.K. Knowlton Construction and Utilities, Inc.
TPDES Permit No.:	TXR1594QD
Address:	8225 FM 2252
	San Antonio, TX 78266
Phone:	210-651-6860
Contact Name:	Scott Knowlton

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
March 2024	1 Year	See Site Maps for Dates.	See Site Maps for Dates.	See Site Maps for Dates.

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs.	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔					
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔					
Conduct proper dewatering practices (NS4)	✔	✔					
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔	✔				
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)				✔			
Construct Stabilized Construction Exits (S4)	✔	✔				✔	✔
Orange protection fencing to protect preserved areas (S11)				✔			
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔				✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔				✔	
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)	✔	✔				✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔				✔	
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1594QD**

***Primary Operator Name*: V.K. Knowlton Construction and Utilities, Inc.**

***Contact Name and Phone Number*: Shakotah Keefe Knowlton (210) 651-6860**

***Project Description:* Millbrook– Unit 2B**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: March 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: March 31, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.3.7_VKK-SA_Millbrook-Ph2B-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Thu, Mar 7, 2024 at 8:46 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

*****PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE*****

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI| DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

WWW.EMG-LLC.NET

3 attachments

24.3.7_VKK-SA_Millbrook-Ph2B-LD_NOI-TXR1594QD.pdf
85K

24.3.7_VKK-SA_Millbrook-Ph2B-LD_NOI-LTR.pdf
167K

24.3.7_VKK-SA_Millbrook-Ph2B-LD_NOI.pdf
1056K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on March 7, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1594QD

Coverage Effective: March 07, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111933081
Millbrook - Unit 2B
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN600525653
V. K. Knowlton Construction And Utilities, Inc.
18225 FM 2252
San Antonio, TX 78266

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: March 07, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 7, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 2B
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Land Development
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	Land Development

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN600525653
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	V. K. Knowlton Construction and Utilities, Inc.
Texas SOS Filing Number	28796800

Federal Tax ID	741716421
State Franchise Tax ID	17417164211
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	V. K. Knowlton Construction and Utilities, Inc.
Prefix	
First	Shakotah
Middle	Keefe
Last	Knowlton
Suffix	
Credentials	
Title	Vice President

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18225 FM 2252
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78266
Phone (###-###-####)	2106516860
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	shakotah@vkk.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	

Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1623|1611
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	9.17
7	What is the construction project or site type?	Highway or Road|Other|Utility
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	03/06/2024
10	What is the estimated end date of the project?	03/31/2026
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	Bexar County

15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Shakotah K Knowlton, the owner of the STEERS account ER083128.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Shakotah K Knowlton OPERATOR

Customer Number:	CN600525653
Legal Name:	V. K. Knowlton Construction and Utilities, Inc.
Account Number:	ER083128
Signature IP Address:	76.255.10.57
Signature Date:	2024-03-06
Signature Hash:	A74BB3DE3CD90418E822E803F604BBA299F1DD7C0CCC2035E99278B57DEDA04E

Form Hash Code at time of Signature:	4E2231D47751541C6B55BE3E2E0DCD3E884527AE269C7EE801303AB8BDF4B5EA

Fee Payment

Transaction by:	The application fee payment transaction was made by ER083128/Shakotah K Knowlton
Paid by:	The application fee was paid by VIRGIL KNOWLTON
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2024-03-06
Transaction/Voucher number:	The transaction number is 582EA000600632 and the voucher number is 695259

Submission

Reference Number:	The application reference number is 638970
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-03-07 at 07:42:58 CST
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 527666
Steers Version:	The STEERS version is 6.73

Additional Information

Application Creator: This account was created by Zachary S Zembraski

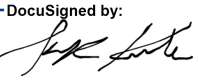
DocuSign Envelope ID: F14B4BA8-2D5C-4E3E-B757-DA90BE6B1DB7

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature: DocuSigned by:  47ECB62FB37D45C...

Name: Shakotah Keefe Knowlton

Title: Vice President

Company Name: V.K. Knowlton Construction and Utilities, Inc.

Date: 3/6/2024

Ms Kyle Sykes <ksykes@emg-llc.net>

24.4.29_YCP,Ltd.-SA_Millbrook-Unit1&4GC-LD_NOT-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, May 14, 2024 at 10:36 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.4.29_YCP,Ltd._Millbrook-Unit1&4GC-LD_NOT.pdf
274K

Water Quality General Permits Search

Summary of Authorization TXR1566JD

Permit Number: TXR1566JD
Authorization Status: TERMINATED
Date Coverage Began: 05/16/2022
Date Coverage Ended: 10/10/2023 (Terminated electronically through ePermits.)
Replaced Permit Number:

Authorization Details

Site Name on Permit: MILLBROOK
Authorization Type: CONSTRUCTION
Primary SIC Code: 1794
Area Disturbed (In Acres) : 37
Common Plan Of Development : YES
Construction Type : SINGLE-FAMILY RESIDENTIAL
Construction Type : UTILITY
Estimated Project End Date : 09/13/2024
Estimated Project Start Date : 09/14/2023
MS4 Operator : BEXAR COUNTY
O&G Facility : NO
Secondary SIC Code : 0112
Secondary SIC Code : 1611
Receiving Water Body : MEDINA RIVER BELOW MEDINA DIVERSION LAKE
Segment Number : 1903

Permittee Information

Operator: CN602500415 - YC Partners, Ltd.
Address: 5423 N LOOP 1604 E SAN ANTONIO TX 78247 4691
Annual Fee Billing Address: NOT FOUND OR NOT APPLICABLE

Permitted Site Information

RN: RN111417291
RE Name: MILLBROOK - UNIT 1 & 4 - GRADING WS&D & PAVING
Site Location: LADERA HILLS AND IVY TERRACE LACOSTE 78245
County: BEXAR
TCEQ Region: REGION 13 - SAN ANTONIO
Latitude: 29.39917
Longitude: -98.787691

Regulated Entity Site Information

RE Name: MILLBROOK
Site Location: LADERA HILLS AND IVY TERRACE LACOSTE 78245
County: BEXAR
TCEQ Region: REGION 13 - SAN ANTONIO
Latitude: 29.39917
Longitude: -98.787691

Application History for this Authorization

Application Type	Status	Received Date	Final Action Date
NOTICE OF INTENT	APPROVED	05/16/2022	05/16/2022
NOI-RENEWAL	APPROVED	04/19/2023	04/19/2023
NOTICE OF CHANGE	DENIED	09/20/2023	10/10/2023

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Statewide Links: Texas.gov | Texas Homeland Security | TRAIL Statewide Archive | Texas Veterans Portal

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Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 5A
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	20.11 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1552RC
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	210-655-1922
Contact Name:	Gerald M. Merck III

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
June 1, 2024	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1552RC**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook– Unit 5A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: June 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: June 30, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.6.10_SACC-SA_Millbrook-Unit5A-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Jun 10, 2024 at 10:06 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

3 attachments

- **24.6.10_SACC-SA_Millbrook-Unit5A-LD_NOI-LTR.pdf** 167K
- **24.6.10_SACC-SA_Millbrook-Unit5A-LD_NOI-TXR1552RC.pdf** 85K
- **24.6.10_SACC-SA_Millbrook-Unit5A-LD_NOI.pdf** 1054K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on June 10, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1552RC

Coverage Effective: June 10, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111988382
Millbrook - Unit 5A
Intersection Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 10, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 10, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 5A
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Intersection Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 5A
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Intersection Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.

Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	
First	GERALD
Middle	M
Last	MERCK
Suffix	III
Credentials	
Title	President

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jerry@saccinc.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	

Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1623|1611
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	20.11
7	What is the construction project or site type?	Other|Utility|Highway or Road
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	06/01/2024
10	What is the estimated end date of the project?	06/30/2026
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River below Medina Diversion Lake
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes

14.1	What is the name of the MS4 Operator?	Bexar County
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2024-06-10
Signature Hash:	C9AAA5417B5CE6D753CEE232454CF4E85134312F3E01BBB43F00B61397E65C8F

Form Hash Code at time of Signature:	78D19E49306A7C9CF8C9D40CD55D5AE95C9EEE5FAAE9CD3D91E22356ADBF94EC

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK III
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2024-06-10
Transaction/Voucher number:	The transaction number is 582EA000613370 and the voucher number is 708706

Submission

Reference Number:	The application reference number is 657148
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-06-10 at 09:01:40 CDT
Submitted From:	The application was submitted from IP address 35.149.97.110
Confirmation Number:	The confirmation number is 544593
Steers Version:	The STEERS version is 6.76

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 3B
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☐Landscape ☑Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☑Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☑Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☐
Disturbed Acreage for this Construction Activity:	13.45
General Contractor Information: **Name:**	YC Partners, Ltd.
TPDES Permit No.:	TXR1513RL
Address:	18015 Yantis Way
	San Antonio, TX 78247
Phone:	210-655-3780
Contact Name:	Arnold Briones, Chief Operating Officer

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
July 2024	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)				✔			
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*:** TXR1513RL

***Primary Operator Name*:** **YC Partners, Ltd.**

***Contact Name and Phone Number*:** **Arnold Briones (210) 655-3780**

Project Description: **Millbrook– Unit 3B**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: July 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: July 31, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

24.7.12_YCP-SA_Millbrook-Unit3B-LD_NOI-MS4Notification

Inbox ×



Ms Kyle Sykes <KSykes@emg-llc.net> 9:13 AM (0 minutes ago)
to Storm, Matt, Zach, Marcus, Jimena, Matt, Irene, Jonathan, Ryan, abriones, bcc: me

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the M that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on July 12, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1513RL

Coverage Effective: July 12, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112006937
Millbrook - Unit 3B
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN606283018
Yc Partners, LLC
18015 Yantis Way
San Antonio, TX 78247

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: July 12, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 12, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 3B
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392532
Longitude (W) (-###.######)	-98.784553
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 3B
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392532
Longitude (W) (-###.######)	-98.784553
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	YC PARTNERS, LLC
Texas SOS Filing Number	805605485
Federal Tax ID	

State Franchise Tax ID	17428777357
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	YC PARTNERS, LLC
Prefix	
First	Arnold
Middle	
Last	Briones
Suffix	
Credentials	
Title	Cheif Operating Officer

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	abriones@yantiscompany.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	
Last	Zembraski
Suffix	

Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
5	If applicable, what is the Secondary SIC Code(s)?	1611|1623
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	13.45
7	What is the construction project or site type?	Highway or Road|Other|Utility
8	Is the project part of a larger common plan of development or sale?	Yes
9	What is the estimated start date of the project?	07/01/2024
10	What is the estimated end date of the project?	07/31/2026
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	Bexar County
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of	No

	the Edwards Aquifer, as defined in 30 TAC Chapter 213?	
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Customer Number:	
Legal Name:	YC PARTNERS, LLC
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2024-07-11
Signature Hash:	4E9BA5CFFABB805F2BC10BEC98E0A2F6D7B413DCDA20F6EBDC9B2B30696B09D4
Form Hash Code at time of Signature:	F2535292E3951E247BCEC4D67680C00FA717F1048F7E74A36021A4555B3F9A94

Fee Payment

Transaction by:	The application fee payment transaction was made by ER022633/Arnold Briones
Paid by:	The application fee was paid by FRANCISCO SANDOVAL
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2024-07-11
Transaction/Voucher number:	The transaction number is 582EA000617220 and the voucher number is 712701

Submission

Reference Number:	The application reference number is 666636
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-07-12 at 08:03:28 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 550561
Steers Version:	The STEERS version is 6.79

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 9A Stockpile
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☐Demolition, Clearing & Grubbing ☐Landscape ☐Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☐Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☐Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☑ Stockpile
Disturbed Acreage for this Construction Activity:	11.67 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1552RC
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	(210) 655-1922
Contact Name:	James Best

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
August 1, 2024	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)				✔			
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)				✔			
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)				✔			
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)				✔			
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1552RC**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook– Unit 9A Stockpile**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: August 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: August 31, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.8.2_SACC-SA_Millbrook-Unit9AStockPile-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Fri, Aug 2, 2024 at 9:40 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.8.2_SACC-SA_Millbrook-Unit9AStockPile-LD_NOI.pdf
247K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on August 2, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1552RC

Coverage Effective: June 10, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111988382
Millbrook - Unit 5A
Intersection Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: August 02, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 2, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1552RC

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - UNIT 5A
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	INTERSECTION LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN111988382
What is the name of the Regulated Entity (RE)?	MILLBROOK - UNIT 5A
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	INTERSECTION LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	GRADING, UTILITIES, PAVING

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	MR
First	GERALD
Middle	M
Last	MERCK
Suffix	III
Credentials	
Title	PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	JERRY@SACCINC.NET

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	

First	ZACHARY
Middle	
Last	ZEMBRASKI
Suffix	
Credentials	
Title	CLIENT MANAGER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 9A Stockpiling to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
3	If applicable, what is the Secondary SIC Code(s)?	1623|1611
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	31.78
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	06/01/2024
7	What is the estimated end date of the project?	06/30/2026
8	What is the construction project or site type?	OTHER|UTILITY|HIGHWAY OR ROAD
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes

12.1	What is the name of the MS4 Operator?	BEXAR COUNTY
13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1552RC.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2024-08-02
Signature Hash:	C9AAA5417B5CE6D753CEE232454CF4E85134312F3E01BBB43F00B61397E65C8F
Form Hash Code at time of Signature:	0975943540C6CF4666EBB0FFE0AB5AC5355DADA7D974416D5156370CB23F9653

Submission

Reference Number:	The application reference number is 671114
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-08-02 at 08:16:56 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 554571
Steers Version:	The STEERS version is 6.79
Permit Number:	The permit number is TXR1552RC

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 9A Stockpile
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☐Demolition, Clearing & Grubbing ☐Landscape ☐Rough Grade Detention Pond, Streets, Lots ☐Rec. Center ☐Storm, Sanitary Sewer, Water, Dry Utilities ☐Lift Station ☐Pavement base, curb, asphalt pavement ☐Water Well ☐Access Road / Boulevard ☑ Stockpile
Disturbed Acreage for this Construction Activity:	11.67 acres
General Contractor Information: **Name:**	YC Partners, Ltd.
TPDES Permit No.:	TXR1513RL
Address:	18015 Yantis Way
	San Antonio, TX 78247
Phone:	210-655-3780
Contact Name:	Arnold Briones, Chief Operating Officer

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
August 1, 2024	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)				✔			
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)				✔			
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)				✔			
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)				✔			
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1513RL**

***Primary Operator Name*: YC Partners, Ltd.**

***Contact Name and Phone Number*: Arnold Briones (210) 655-3780**

***Project Description:* Millbrook– Unit 9A Stockpile**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: August 1, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: August 31, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.7.30_YCP-SA_Millbrook-Unit9AStockPile-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Jul 30, 2024 at 3:11 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Marcus Walters <marcus.walters@lennar.com>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, jnickel@yantiscompany.com
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

24.7.30_YCP-SA_Millbrook-Unit9AStockPile-LD_NOC.pdf
981K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on July 30, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1513RL

Coverage Effective: July 12, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112006937
Millbrook - Unit 3B
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN606283018
Yc Partners, LLC
18015 Yantis Way
San Antonio, TX 78247

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: July 31, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 31, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1513RL

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - UNIT 3B
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392532
Longitude (W) (-###.######)	-98.784553
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN112006937
What is the name of the Regulated Entity (RE)?	MILLBROOK - UNIT 3B
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392532
Longitude (W) (-###.######)	-98.784553
Facility NAICS Code	
What is the primary business of this entity?	GRADING, UTILITIES, PAVING

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN606283018
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Yc Partners, LLC

Texas SOS Filing Number	805605485
Federal Tax ID	
State Franchise Tax ID	17428777357
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Yc Partners, LLC
Prefix	
First	ARNOLD
Middle	
Last	BRIONES
Suffix	
Credentials	
Title	CHEIF OPERATING OFFICER

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18015 YANTIS WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78247
Phone (###-###-####)	2106553780
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	ABRIONES@YANTISCOMPANY.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	ZACHARY
Middle	

Last	ZEMBRASKI
Suffix	
Credentials	
Title	CLIENT MANAGER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Added the disturbed acreage for Unit 9A Stockpiling to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
3	If applicable, what is the Secondary SIC Code(s)?	1611|1623
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	25.12
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	07/01/2024
7	What is the estimated end date of the project?	07/31/2026
8	What is the construction project or site type?	HIGHWAY OR ROAD|OTHER|UTILITY
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY

13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Arnold Briones, the owner of the STEERS account ER022633.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1513RL.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Arnold Briones OPERATOR

Customer Number:	CN606283018
Legal Name:	Yc Partners, LLC
Account Number:	ER022633
Signature IP Address:	12.152.77.138
Signature Date:	2024-07-30
Signature Hash:	4E9BA5CFFABB805F2BC10BEC98E0A2F6D7B413DCDA20F6EBDC9B2B30696B09D4
Form Hash Code at time of Signature:	A580AC1D26A73665107D28AEC2E6A4FA14098AE20CF61EBFFE0AADD673BC0C2A

Submission

Reference Number:	The application reference number is 671110
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-07-30 at 14:08:27 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 553895
Steers Version:	The STEERS version is 6.79
Permit Number:	The permit number is TXR1513RL

Additional Information

Application Creator: This account was created by Zachary S Zembraski

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1575RX**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook– Unit 9A**

Physical
Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: August 23, 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: August 31, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, scan the QR Code below:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

24.8.26_SACC-SA_Millbrook-Unit9A-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Aug 26, 2024 at 4:43 PM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Jimena Koszuta <jimena.koszuta@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, Irene Rocha <irene.rocha@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, Ryan Dorth <ryan.dorth@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

3 attachments

- **24.8.26_SACC-SA_Millbrook-Unit9A-LD_NOI.pdf** 260K
- **24.8.26_SACC-SA_Millbrook-Unit9A-LD_NOI-LTR.pdf** 167K
- **24.8.26_SACC-SA_Millbrook-Unit9A-LD_NOI-TXR1575RX.pdf** 85K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on August 26, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1575RX

Coverage Effective: August 26, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112035043
Millbrook - Unit 9A
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: August 26, 2024

FOR THE COMMISSION

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 26, 2024

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 9A
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392361
Longitude (W) (-###.######)	-98.78675
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 9A
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392361
Longitude (W) (-###.######)	-98.78675
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384

State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	
First	GERALD
Middle	M
Last	MERCK
Suffix	
Credentials	
Title	PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jerry@saccinc.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	
Last	Zembraski
Suffix	

Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
6	If applicable, what is the Secondary SIC Code(s)?	1623|1611
7	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	17.71
8	What is the construction project or site type?	Highway or Road|Other|Utility
9	Is the project part of a larger common plan of development or sale?	Yes
10	What is the estimated start date of the project?	08/23/2024
11	What is the estimated end date of the project?	08/31/2026
12	Will concrete truck washout be performed at the site?	Yes
13	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
14	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
15	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes

15.1	What is the name of the MS4 Operator?	Bexar County
16	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
17	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2024-08-26
Signature Hash:	C9AAA5417B5CE6D753CEE232454CF4E85134312F3E01BBB43F00B61397E65C8F

Form Hash Code at time of Signature:	A3161245602F0B003CE31BEAB75E7418D2B84F9E5B55B77904375C7A72814F4D

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2024-08-26
Transaction/Voucher number:	The transaction number is 582EA000623068 and the voucher number is 718843

Submission

Reference Number:	The application reference number is 677587
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2024-08-26 at 15:40:10 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 559763
Steers Version:	The STEERS version is 6.81

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 9C
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	24.2 acres
General Contractor Information: **Name:**	Indigo Construction, LLC
TPDES Permit No.:	TXR1501TR
Address:	1100 NW Loop 410, Ste 400
	San Antonio, TX 78213
Phone:	210-870-6962
Contact Name:	Cynthia Balusek

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
February 19, 2025	1 year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1501TR**

***Primary Operator Name*: Indigo Construction, LLC**

***Contact Name and Phone Number*: Cynthia Balusek 210-870-6962**

***Project Description:* Millbrook – Unit 9C**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: February 19, 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized: February 28, 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

25.2.18_Indigo-SA_Millbrook-Unit9C-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, Feb 19, 2025 at 10:20 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Jimena Koszuta <jimena.koszuta@lennar.com>, cynthia@indigo-construction.com
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

3 attachments

- **25.2.18_Indigo-SA_Millbrook-Unit9C-LD_NOI-LTR.pdf** 178K
- **25.2.18_Indigo-SA_Millbrook-Unit9C-LD_NOI-TXR1501TR.pdf** 86K
- **25.2.18_Indigo-SA_Millbrook-Unit9C-LD_NOI.pdf** 1074K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on February 18, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1501TR

Coverage Effective: February 18, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112145297
Millbrook - Unit 9C
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN605848951
Indigo Construction, LLC
1100 Nw Loop 410 Ste 400
San Antonio, TX 78213

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: February 18, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 18, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 9C
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 9C
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Ladera Hills and Ivy Terrace
City	Lacoste
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN605848951
Type of Customer	General Partnership

Full legal name of the applicant:

Legal Name	Indigo Construction, LLC
Texas SOS Filing Number	803806201
Federal Tax ID	853554350
State Franchise Tax ID	32076398968
State Sales Tax ID	
Local Tax ID	
DUNS Number	113423559
Number of Employees	0-20
Independently Owned and Operated?	Yes

I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Indigo Construction, LLC
Prefix	
First	Reagan
Middle	
Last	Walker
Suffix	
Credentials	
Title	CEO/Owner

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1100 NW LOOP 410 STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78213
Phone (###-###-####)	2108177973
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	reagan@indigo-construction.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	
Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	

E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
6	If applicable, what is the Secondary SIC Code(s)?	1623|1611
7	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	21.58
8	What is the construction project or site type?	Highway or Road|Other|Utility
9	Is the project part of a larger common plan of development or sale?	Yes
10	What is the estimated start date of the project?	02/18/2025
11	What is the estimated end date of the project?	02/28/2027
12	Will concrete truck washout be performed at the site?	Yes
13	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
14	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
15	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
15.1	What is the name of the MS4 Operator?	BEXAR COUNTY
16	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
17	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Reagan Walker, the owner of the STEERS account ER076861.
2. I have the authority to sign this data on behalf of the applicant named above.

3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Reagan Walker OPERATOR

Customer Number:	CN605848951
Legal Name:	Indigo Construction, LLC
Account Number:	ER076861
Signature IP Address:	76.255.12.178
Signature Date:	2025-02-18
Signature Hash:	9A61AE457B265537E3330291E2B50EC6D57B2CFBB187F5E59A69D9E687684C48
Form Hash Code at time of Signature:	0D537DA70F24242F39A35577287D22CB06962A9DDDC7B3FB2218E88521A05492

Fee Payment

Transaction by:	The application fee payment transaction was made by ER076861/Reagan Walker
Paid by:	The application fee was paid by REAGAN WALKER
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2025-02-18
Transaction/Voucher number:	The transaction number is 582EA000652769 and the voucher number is 750682

Submission

Reference Number:	The application reference number is 759585
Submitted by:	The application was submitted by ER076861/Reagan Walker
Submitted Timestamp:	The application was submitted on 2025-02-18 at 13:56:54 CST
Submitted From:	The application was submitted from IP address 76.255.12.178
Confirmation Number:	The confirmation number is 630428
Steers Version:	The STEERS version is 6.87

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Docusign Envelope ID: 7497A681-5D86-4E47-B6D3-C945722D09DB

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature: DocuSigned by: Reagan Walker 17A6D1CECA734DE...

Name: Reagan Walker

Title: CEO/Owner

Company Name: Indigo Construction, LLC

Date: 2/24/2025

Ms Kyle Sykes <ksykes@emg-llc.net>

25.6.3_Indigo-SA_Millbrook-Unit9C-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Jun 3, 2025 at 8:57 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Matt Cardenas <matt.cardenas@lennar.com>, Adrian <adrian.todsen@lennar.com>, Gustavo <gustavo.garcia@lennar.com>, cynthia@indigo-construction.com
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO | OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.6.3_Indigo-SA_Millbrook-Unit9C-LD_NOC.pdf
997K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on June 3, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1501TR

Coverage Effective: February 18, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112145297
Millbrook - Unit 9C
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN605848951
Indigo Construction, LLC
1100 Nw Loop 410 Ste 400
San Antonio, TX 78213

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 06, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 6, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1501TR

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - UNIT 9C
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Primary SIC Code	1794
Secondary SIC Code	1611
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN112145297
What is the name of the Regulated Entity (RE)?	MILLBROOK - UNIT 9C
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.39917
Longitude (W) (-###.######)	-98.787691
Facility NAICS Code	
What is the primary business of this entity?	GRADING, UTILITIES, & PAVING

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN605848951
Type of Customer	General Partnership

Full legal name of the applicant:

Legal Name	Indigo Construction, LLC

Texas SOS Filing Number	803806201
Federal Tax ID	853554350
State Franchise Tax ID	32076398968
State Sales Tax ID	
Local Tax ID	
DUNS Number	113423559
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Indigo Construction, LLC
Prefix	
First	REAGAN
Middle	
Last	WALKER
Suffix	
Credentials	
Title	CEO/OWNER

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1100 NW LOOP 410 STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78213
Phone (###-###-####)	2108177973
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	REAGAN@INDIGO-CONSTRUCTION.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	ZACHARY

Middle	
Last	ZEMBRASKI
Suffix	
Credentials	
Title	CLIENT MANAGER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated the disturbed acreage for Unit 9C.
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
3	If applicable, what is the Secondary SIC Code(s)?	1623|1611
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	24.2
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	02/18/2025
7	What is the estimated end date of the project?	02/28/2027
8	What is the construction project or site type?	HIGHWAY OR ROAD|OTHER|UTILITY
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY

13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Reagan Walker, the owner of the STEERS account ER076861.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1501TR.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Reagan Walker OPERATOR

Customer Number:	CN605848951
Legal Name:	Indigo Construction, LLC
Account Number:	ER076861
Signature IP Address:	76.255.12.178
Signature Date:	2025-06-02
Signature Hash:	9A61AE457B265537E3330291E2B50EC6D57B2CFBB187F5E59A69D9E687684C48
Form Hash Code at time of Signature:	C11B5F5401663AE365EF72BAB0B32169CF1B4A83D9A6A1B5CEDD9D9C5CFD9F31

Submission

Reference Number:	The application reference number is 787154
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-06-03 at 07:51:03 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 656632
Steers Version:	The STEERS version is 6.91
Permit Number:	The permit number is TXR1501TR

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 9A
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	18.83 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1575RX
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	210-655-1922
Contact Name:	Gerald M. Merck III

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
June 1, 2024	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

Ms Kyle Sykes <ksykes@emg-llc.net>

25.5.21_SACC-SA_Millbrook-Unit9A-LD_NOC-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Wed, May 21, 2025 at 11:09 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Adrian <adrian.todsen@lennar.com>, Gustavo <gustavo.garcia@lennar.com>, Matt Cardenas <matt.cardenas@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

25.5.21_SACC-SA_Millbrook-Unit9A-LD_NOC.pdf
980K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Change (NOC) submitted to update the Notice of Intent (NOI) for the facility listed below was received on June 3, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1501TR

Coverage Effective: February 18, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112145297
Millbrook - Unit 9C
Ladera Hills And Ivy Terrace
Lacoste, TX 78245
Bexar County

Operator:
CN605848951
Indigo Construction, LLC
1100 Nw Loop 410 Ste 400
San Antonio, TX 78213

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 06, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 6, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Change to an Active Authorization

Your Notice of Change (NOC) request to update your authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate. The effective date of your authorization under the Construction General Permit has not changed.

For questions related to the processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

If you have any technical questions regarding this general permit, you may contact the stormwater technical staff at (512) 239-4671 or by email at SWGP@tceq.texas.gov. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1575RX

Site Information (Regulated Entity)

What is the name of the site to be authorized?	MILLBROOK - UNIT 9A
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392361
Longitude (W) (-###.######)	-98.78675
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	RN112035043
What is the name of the Regulated Entity (RE)?	MILLBROOK - UNIT 9A
Does the RE site have a physical address?	No

Physical Address

Because there is no physical address, describe how to locate this site:	LADERA HILLS AND IVY TERRACE
City	LACOSTE
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.392361
Longitude (W) (-###.######)	-98.78675
Facility NAICS Code	
What is the primary business of this entity?	GRADING, UTILITIES, & PAVING

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.

Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	MR
First	GERALD
Middle	M
Last	MERCK
Suffix	
Credentials	
Title	PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	JERRY@SACCINC.NET

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	ZACHARY
Middle	

Last	ZEMBRASKI
Suffix	
Credentials	
Title	CLIENT MANAGER
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	INFO@EMG-LLC.NET

Notice of Change General Characteristics

1	What are you proposing to change from what was last provided for this permit?	Other Changes Not Asked
1.1	What are the other proposed changes not asked in this section of the Notice of Change?	Updated the disturbed acreage for Unit 9A to the NOI
2	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
3	If applicable, what is the Secondary SIC Code(s)?	1623|1611
4	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	18.83
5	Is the project site part of a larger common plan of development or sale?	Yes
6	What is the estimated start date of the project?	08/23/2024
7	What is the estimated end date of the project?	08/31/2026
8	What is the construction project or site type?	HIGHWAY OR ROAD|OTHER|UTILITY
9	Will concrete truck washout be performed at the site?	Yes
10	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	MEDINA RIVER BELOW MEDINA DIVERSION LAKE
11	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
12	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1	What is the name of the MS4 Operator?	BEXAR COUNTY

13	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
14	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1575RX.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843
Signature IP Address:	108.178.88.42
Signature Date:	2025-05-21
Signature Hash:	1ED8B31AC2CA601C8E03976BE9CCEE8ACA59C57F9046960B6738BEF82D5B9E9F
Form Hash Code at time of Signature:	DDFA5A5AC6B1F011589CCAFACCCB0EE3A6AF77EBE4407F780424C9C65CDDD661

Submission

Reference Number:	The application reference number is 787113
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-05-21 at 10:06:07 CDT
Submitted From:	The application was submitted from IP address 35.149.97.198
Confirmation Number:	The confirmation number is 654450
Steers Version:	The STEERS version is 6.91
Permit Number:	The permit number is TXR1575RX

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 6A
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	39.7 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1581VV
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	210-655-1922
Contact Name:	Gerald M. Merck III

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
September 15, 2025	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1581VV**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook – Unit 6A**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: September 19, 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized: September 30, 2027

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

25.9.16_SACC-SA_Millbrook-Unit6A-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Tue, Sep 16, 2025 at 9:35 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Matt Cardenas <matt.cardenas@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

3 attachments

- **25.9.16_SACC-SA_Millbrook-Unit6A-LD_NOI-TXR1581VV.pdf** 87K
- **25.9.16_SACC-SA_Millbrook-Unit6A-LD_NOI-LTR.pdf** 178K
- **25.9.16_SACC-SA_Millbrook-Unit6A-LD_NOI.pdf** 1610K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on September 16, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1581VV

Coverage Effective: September 16, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112284294
Millbrook - Unit 6A
Northwest of Intersection of Briggs Ranch And Texas Research Pkwy S.H. 211
San Antonio, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: September 16, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 16, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 6A
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Research Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.391716
Longitude (W) (-###.######)	-98.790139
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 6A
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Research Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.391716
Longitude (W) (-###.######)	-98.790139
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	
First	GERALD
Middle	M
Last	MERCK
Suffix	
Credentials	
Title	DIVISION PRESIDENT

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jerry@saccinc.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary

Middle	
Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD
Routing (such as Mail Code, Dept., or Attn:)	Suite 400
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
6	If applicable, what is the Secondary SIC Code(s)?	1623|1611
7	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	39.7
8	What is the construction project or site type?	Highway or Road|Other|Utility
9	Is the project part of a larger common plan of development or sale?	Yes
10	What is the estimated start date of the project?	09/15/2025
11	What is the estimated end date of the project?	09/30/2027
12	Will concrete truck washout be performed at the site?	Yes
13	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake

14	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
15	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
15.1	What is the name of the MS4 Operator?	BEXAR COUNTY
16	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
17	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843

Signature IP Address:	108.178.88.42
Signature Date:	2025-09-16
Signature Hash:	1ED8B31AC2CA601C8E03976BE9CCEE8ACA59C57F9046960B6738BEF82D5B9E9F
Form Hash Code at time of Signature:	AB4874EDEEEBD227717C0C95D6E58A18C6EC246701F686BE77C8CF308CF324DA

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2025-09-16
Transaction/Voucher number:	The transaction number is 582EA000684962 and the voucher number is 783393

Submission

Reference Number:	The application reference number is 817817
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-09-16 at 08:31:22 CDT
Submitted From:	The application was submitted from IP address 172.222.38.115
Confirmation Number:	The confirmation number is 678367
Steers Version:	The STEERS version is 6.92

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 5B
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	29.3 acres
General Contractor Information: **Name:**	SACC, Inc.
TPDES Permit No.:	TXR1572VY
Address:	5431 Crestway Road
	Windcrest, TX 78239
Phone:	210-655-1922
Contact Name:	Gerald M. Merck III

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
October 1, 2025	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)				✔			
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1572VY**

***Primary Operator Name*: SACC, Inc.**

***Contact Name and Phone Number*: James Best (210) 655-1922**

***Project Description:* Millbrook – Unit 5B**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: November 1, 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized: November 30, 2028

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

25.9.25_SACC-SA_Millbrook-Unit5B-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Thu, Sep 25, 2025 at 11:26 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Matt Cardenas <matt.cardenas@lennar.com>, Jonathan Huston <jonathan.huston@lennar.com>, James Best <james@legacysitework.com>
Bcc: ksykes@emg-llc.net

Hello,
Attached is a TXR150000 Notification for the above referenced project. This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification. Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

KYLE SYKES

SWP3 PRODUCTION MANAGER

ENVIRONMENTAL MANAGEMENT GROUP, LLC

COST EFFECTIVE SWP3 COMPLIANCE CONSULTANTS

SWP3 | PERMITTING | SWP3 INSPECTION

AUSTIN | CORPUS CHRISTI | DFW | HOUSTON | SAN ANTONIO| OKLAHOMA

2260 HIGHLAND VILLAGE ROAD, SUITE 400

HIGHLAND VILLAGE, TX 75077

www.EMG-LLC.net

3 attachments

- **25.9.25_SACC-SA_Millbrook-Unit5B-LD_NOI-TXR1572VY.pdf** 86K
- **25.9.25_SACC-SA_Millbrook-Unit5B-LD_NOI-LTR.pdf** 177K
- **25.9.25_SACC-SA_Millbrook-Unit5B-LD_NOI.pdf** 1610K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on September 25, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1572VY

Coverage Effective: September 25, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112290705
Millbrook - Unit 5B
Northwest of Intersection of Briggs Ranch And Texas Reseaerch Pkwy S.H. 211
San Antonio, TX 78245
Bexar County

Operator:
CN601723844
Sacc, Inc.
5431 Crestway Rd
Windcrest, TX 78239

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: September 25, 2025

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 25, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Unit 5B
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Reseaerch Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.391716
Longitude (W) (-###.######)	-98.790139
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Unit 5B
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Reseaerch Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.391716
Longitude (W) (-###.######)	-98.790139
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN601723844
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	SACC, Inc.
Texas SOS Filing Number	78811000
Federal Tax ID	742402384
State Franchise Tax ID	17424023848
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	SACC, Inc.
Prefix	
First	GERALD
Middle	M
Last	MERCK
Suffix	
Credentials	
Title	President

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	5431 CRESTWAY RD
Routing (such as Mail Code, Dept., or Attn:)	
City	WINDCREST
State	TX
ZIP	78239
Phone (###-###-####)	2106551922
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jerry@saccinc.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary

Middle	
Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD
Routing (such as Mail Code, Dept., or Attn:)	Suite 400
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	2149232086
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	info@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
6	If applicable, what is the Secondary SIC Code(s)?	1623|1611
7	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	29.3
8	What is the construction project or site type?	Highway or Road|Other|Utility
9	Is the project part of a larger common plan of development or sale?	Yes
10	What is the estimated start date of the project?	09/23/2025
11	What is the estimated end date of the project?	09/30/2028
12	Will concrete truck washout be performed at the site?	Yes
13	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake

14	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
15	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
15.1	What is the name of the MS4 Operator?	BEXAR COUNTY
16	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
17	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Jerry Merck III, the owner of the STEERS account ER012843.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Jerry Merck III OPERATOR

Customer Number:	CN601723844
Legal Name:	SACC, Inc.
Account Number:	ER012843

Signature IP Address:	108.178.88.42
Signature Date:	2025-09-25
Signature Hash:	1ED8B31AC2CA601C8E03976BE9CCEE8ACA59C57F9046960B6738BEF82D5B9E9F
Form Hash Code at time of Signature:	183107117CFE8C02DF4585A4504C4F097131CDA65EC2F508541F45878985194C

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012843/Jerry Merck III
Paid by:	The application fee was paid by GERALD MERCK
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2025-09-25
Transaction/Voucher number:	The transaction number is 582EA000686374 and the voucher number is 784865

Submission

Reference Number:	The application reference number is 820018
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2025-09-25 at 10:21:19 CDT
Submitted From:	The application was submitted from IP address 35.149.97.149
Confirmation Number:	The confirmation number is 680688
Steers Version:	The STEERS version is 6.92

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Operator Responsibilities

for Major Land Development Activities

Construction Activity Name:	Millbrook - Unit 6B
Construction Activity Phase(s): *(Check all that apply) See Section 1.4 for the Nature and Sequence of each construction activity.*	☑Demolition, Clearing & Grubbing ☑Rough Grade Detention Pond, Streets, Lots ☑Storm, Sanitary Sewer, Water, Dry Utilities ☑Pavement base, curb, asphalt pavement ☐Access Road / Boulevard ☐Landscape ☐Rec. Center ☐Lift Station ☐Water Well ☐_____
Disturbed Acreage for this Construction Activity:	43.9 acres
General Contractor Information: **Name:**	DNT Construction, LLC
TPDES Permit No.:	TXR15
Address:	18952 Redland Rd., Suite 2
	San Antonio, TX 78259
Phone:	210-563-4805
Contact Name:	Justin Allison

Dates of Major Grading Activities for this Construction Activity:

Grading Start Date (Earth Disturbance):	Estimated Duration:	Grading Complete Date:	Stabilization Initiated:	Stabilization Complete:
March 15, 2026	1 Year	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)	Reference BMP Tracking Map(s)

Responsibilities of each Primary Operator:

Both the Owner and the General Contractor are Primary Operators. Indicate which Primary Operator is responsible to install, implement, maintain, and remove each of the BMPs. *Lennar will assume responsibility of select perimeter BMPs once the General Contractor is released from their contractual obligations and has met the criteria for and submitted a Notice of Termination. Select BMPs will be transferred to Home Building operational control and managed under a separate SWPPP.*	General Contractor				Owner (See Sec. 1.1)		
	Install / Implement	Maintain	Remove	N/A	Install / Implement	Maintain	Remove
Control Dust by Watering if necessary (NS2)	✔	✔	✔				
Maintain the Spill Response Plan and Keep a Spill Kit Onsite (WM1 & 3.1)	✔	✔	✔				
Conduct proper dewatering practices (NS4)	✔	✔	✔				
Construct Drainage Swales and Dikes (S5,S6 & Appx G)	✔	✔					
Trash and Debris Containment (WM3)	✔	✔	✔				
Equipment and Material storage (M2)	✔	✔	✔				
Concrete washout area (S9)	✔	✔	✔				
Tree Protection on trees that will be preserved (S11)	✔	✔				✔	✔
Construct Stabilized Construction Exits (S4)	✔	✔	✔				
Orange protection fencing to protect preserved areas (S11)	✔	✔				✔	✔
Perimeter silt fences (S1), wattles (S3), establish buffers (S12), rock berms (S7), or other BMPs per SWPPP site map	✔	✔	✔			✔	✔
Sanitary facilities (WM2)	✔	✔	✔				
Sediment Basin and dissipation at outfall (S7 & PC2)				✔			
Stockpile management (M3)	✔	✔	✔				
Inlet protection once inlets are installed (S8, S8-1 thru 8-4)	✔	✔				✔	✔
Sweep Streets as necessary (NS3)	✔	✔	✔				
Back of curb controls at back of curb once paving is complete (S1, S2 & S3)					✔	✔	✔
Stabilization measures in areas that will not be disturbed for 14 days (EC1-7)	✔	✔					
Other BMPs:							
Other BMPs:							
Other BMPs:							

TCEQ Large Construction Site Notice
Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

***Site-Specific TPDES Authorization Number*: TXR1504XQ**

***Primary Operator Name*: DNT Construction, LLC.**

***Contact Name and Phone Number*: Justin Allison (210) 919-6722**

***Project Description:* Millbrook – Unit 6B**

Physical Location/Description: Ladera Hills and Ivy Terrace, San Antonio, TX 78245
Grading, WS&D, & Paving

Estimated Start Date: March 15, 2026

Projected End Date or Date Disturbed Soils Will Be Stabilized: March 31, 2028

Location of Stormwater Pollution Prevention Plan (SWP3): *"In accordance with Section D.1 of the CGP, the SWP3 is kept electronically and can be made available upon request. To request access, please contact the appropriate personnel above:"*

Ms Kyle Sykes <ksykes@emg-llc.net>

DNT-SA_Millbrook-LD_NOI-MS4Notification

1 message

Ms Kyle Sykes <KSykes@emg-llc.net> Mon, Mar 16, 2026 at 11:57 AM
To: Storm Water <swq@bexar.org>
Cc: Matt Martin <mmartin@emg-llc.net>, Zach Zembraski <zzembraski@emg-llc.net>, Mark Wilson <markw@emg-llc.net>, jallison@dntconstruction.com, tmcgee@dntconstruction.com
Bcc: ksykes@emg-llc.net

Hello,

Attached is a TXR150000 Notification for the above referenced project.

This email serves as a notification to the MS4 that a Small Construction Site Notice, Notice of Intent, Notice of Change, or a Notice of Termination has been filed with the TCEQ for the above referenced project. A copy of this email will be kept with the SWP3 to document this notification.

Please contact EMG, LLC if you have any questions.

PLEASE REPLY TO THIS EMAIL CONFIRMING YOU RECEIVED THIS NOTICE

Kyle Sykes
SWP3 Production Manager
Environmental Management Group, LLC
www.EMG-LLC.net

3 attachments

DNT-SA_Millbrook-LD_NOI-TXR1504XQ.pdf
370K

DNT-SA_Millbrook-LD_NOI-LTR.pdf
493K

DNT-SA_Millbrook-LD_NOI.pdf
1064K

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on March 13, 2026. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1504XQ

Coverage Effective: March 13, 2026

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN112410022
Millbrook - Land Development
Northwest of Intersection of Briggs Ranch And Texas Research Pkwy S.H. 211
San Antonio, TX 78245
Bexar County

Operator:
CN603613092
Dnt Construction, LLC
18952 Redland Rd Ste 2
San Antonio, TX 78259

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700.** For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671.** Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: March 13, 2026

FOR THE COMMISSION

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 13, 2026

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Millbrook - Land Development
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Research Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.395092
Longitude (W) (-###.######)	-98.786769
Primary SIC Code	1794
Secondary SIC Code	1623
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Millbrook - Land Development
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of Intersection of Briggs Ranch and Texas Research Pkwy S.H. 211
City	San Antonio
State	TX
ZIP	78245
County	BEXAR
Latitude (N) (##.######)	29.395092
Longitude (W) (-###.######)	-98.786769
Facility NAICS Code	
What is the primary business of this entity?	Grading, Utilities, & Paving

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN603613092
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	DNT Construction, LLC
Texas SOS Filing Number	801175390
Federal Tax ID	
State Franchise Tax ID	
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	DNT Construction, LLC
Prefix	
First	Justin
Middle	
Last	Allison
Suffix	
Credentials	
Title	Assistant Secretary
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18952 REDLAND RD STE 2
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78259
Phone (###-###-####)	2105634805
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	tmcgee@dntconstruction.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	EMG LLC
Prefix	
First	Zachary
Middle	
Last	Zembraski
Suffix	
Credentials	
Title	Client Manager
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2260 HIGHLAND VILLAGE RD STE 400
Routing (such as Mail Code, Dept., or Attn:)	Suite 400
City	HIGHLAND VILLAGE
State	TX
ZIP	75077
Phone (###-###-####)	9403672277
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	zzembraski@emg-llc.net

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the disposal or storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No

5	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1794
6	If applicable, what is the Secondary SIC Code(s)?	1623|1611
7	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	43.9
8	What is the construction project or site type?	Highway or Road|Other|Utility
9	Is the project part of a larger common plan of development or sale?	Yes
10	What is the estimated start date of the project?	03/16/2026
11	What is the estimated end date of the project?	03/31/2028
12	Will concrete truck washout be performed at the site?	Yes
13	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Medina River Below Medina Diversion Lake
14	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1903
15	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
15.1	What is the name of the MS4 Operator?	BEXAR COUNTY
16	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
17	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Justin Allison, the owner of the STEERS account ER036764.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.

5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Justin Allison OPERATOR

Customer Number:	CN603613092
Legal Name:	DNT Construction, LLC
Account Number:	ER036764
Signature IP Address:	50.84.234.195
Signature Date:	2026-03-13
Signature Hash:	24BB55E70AF6E96F64EDDF4B0793EE4A7D0955FB4592F4B0464B4318106A64D2
Form Hash Code at time of Signature:	270B85FA84CB6398BC3876E669E841F5742E6BE4280DE8A66A93CE04D475FD50

Fee Payment

Transaction by:	The application fee payment transaction was made by ER036764/Justin Allison
Paid by:	The application fee was paid by PATRICK S FRAZIER
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2026-03-13
Transaction/Voucher number:	The transaction number is 582EA000723629 and the voucher number is 821120

Submission

Reference Number:	The application reference number is 907354
Submitted by:	The application was submitted by ER036764/Justin Allison
Submitted Timestamp:	The application was submitted on 2026-03-13 at 08:31:43 CDT
Submitted From:	The application was submitted from IP address 50.84.234.195
Confirmation Number:	The confirmation number is 754721
Steers Version:	The STEERS version is 6.94

Additional Information

Application Creator: This account was created by Zachary S Zembraski

Docusign Envelope ID: 0EDF48EA-D5E7-4A9C-9FC1-2684D695FB1D

GENERAL CONTRACTOR / OPERATOR'S SWPPP CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign this document and can provide documentation in proof of such authorization upon request."

Sign as required by 30 TAC §305.128(a)

Signature:	DocuSigned by: Justin Allison FC6D8434E702485...
Name:	Justin Allison
Title:	Assistant Secretary
Company Name:	DNT Construction, LLC
Date:	3/11/2026

Appendix "H" Training Log and Qualifications

This section includes qualifications of the following individuals:

- Owner's Representative, the Land Development Manager
- SWPPP Preparer
- SWPPP BMP Inspector

EMPLOYEE NUMBER	DIVISION	LAST NAME	FIRST NAME	PRIOR 6 HOUR TRAININ	LSU COMPLETION	LSU COMPLETION DATE	REFRESHER & LIVE TRAINING	REFRESHER & LIVE TRAINING	REFRESHER & LIVE TRAINING	REFRESHER & LIVE	REFRESHER & LIVE
227728	SAN	Bare	John		Complete	11/6/2023	1/9/2024	3/26/2025			
228520	SAN	Cortez	Tristan		Complete	2/16/2024	3/7/2024				
213323	SAN	Drake	Shane		Complete	8/14/2018	7/10/2020	7/14/2021	3/9/2023	1/11/2024	3/26/2025
231240	SAN	Hale	Christopher		Complete	**11/26/2024**	3/26/2025				
231602	SAN	Martinez	Ozric				3/26/2025				
230236	SAN	Nunley	Buck		Complete	**7/21/2024**	**9/18/2024**				
229457	SAN	Oestreich	Robert		Complete	**6/1/2024**	**9/18/2024**				
208488	SAN	Olivarez Jr	Rogelio		Complete	10/19/2018	4/11/2018	2/12/2020	7/14/2021	1/25/2023	1/9/2024
226527	SAN	Ortiz	John		Complete	7/11/2023	10/11/2023	1/9/2024	3/26/2025		
228337	SAN	Rowe	Chandler		Complete	2/9/2024	3/7/2024				
182176	SAN	Stavinoha	Derrick		Complete	2/7/2022	2/11/2022	1/25/2023	1/9/2024	3/26/2025	
230309	SAN	Tilghman	Stephen				9/18/2024				
225528	SAN	Vela	Nick		Complete	**2/15/2024**	3/26/2025				

REFRESHER & LIVE	REFRESHER & LIVE	REFRESHER & LIVE	REFRESHER & LIVE	REFRESHER & LIVE	REFRESHER & LIVE

LENNAR'S ONSITE REPRESENTATIVE TRAINING SUMMARY AND TRAINING LOG

LENNAR ENVIRONMENTAL MANAGEMENT SYSTEM (LEMS) – TRAINING SUMMARY

Lennar Homes of Texas Land and Construction, LTD provides on-boarding stormwater and environmental training to all new construction associates. Training is provided through blended training utilizing both on-line and live training modules.

LEMS training covers at a minimum of the following topics:

1. Overview of the National LEMS program
    a. Storm Water Module
    b. Air Quality Module
    c. Environmental Due Diligence Module
    d. Spill Prevention, Control and Countermeasure Module
2. Introduction to the Clean Water Act
3. Introduction to the Federal Construction General Permit and the Environmental Protection Agency (EPA)
4. Introduction to the State of Texas Construction General Permit - TXR150000 and Texas Commission on Environmental Quality (TCEQ)
5. Understanding the Storm Water Pollution Prevention (SWPPP)
    a. Specific to each community and SWPPP permit
    b. Inspections requirements and documentation
    c. Site Maps
    d. Best Management Practices (BMPs)
    e. Enforcement Inspections
6. Training for utilizing the current Inspection Management System/Program
    a. Responsibility of construction associates
    b. Certification of Inspections
    c. Completion of inspection items

LENNAR ENVIRONMENTAL MANAGEMENT SYSTEM (LEMS) – REFRESHER TRAINING SUMMARY

Lennar Homes of Texas Land and Construction, LTD provides routine stormwater and environmental training to all construction associates. Training is provided through live training modules.

Associates receive routine refresher training every twelve to eighteen months.

LEMS routine training covers the following topics:

1. Refresher to General LEMS program including any updates or changes
2. General review of Federal and State Construction General Permit
3. Review of SWPPP, Inspections and BMPs
4. SWPPP and environmental Q/A session regarding active communities or projects

TRAINING LOG

The Training Log following this page documents the LEMS Training received by our Lennar associates.

EnviroCert International, Inc.®

certifies that

Eric Jon Teague

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CPESC® Program as a

Certified Professional in Erosion and Sediment Control®

CPESC® Number: 8754

Certificate Date: June 5, 2017

Alan Black, Director, Technical Committee Chair

Robert Anderson, EnviroCert Board President

The CPESC® Certification was established in 1983

EnviroCert International, Inc.®

certifies that

Matthew Scott Cardenas

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CESSWI™ Program as a

Certified Erosion, Sediment and Storm Water Inspector™

CESSWI™ Number: 3969

Certificate Date: January 31, 2017

Alan Black, Director, Technical Committee Chair

Robert Anderson, EnviroCert Board President

The CESSWI™ Certification was established in 2007

EnviroCert International, Inc.®

certifies that

Irene Garcia Rocha

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CESSWI™ Program as a

Certified Erosion, Sediment and StormWater Inspector™

CESSWI Number: 11232

Certificate Date: 26-Sep-2023

Robert Anderson, EnviroCert Board President

Jim O'Tousa, EnviroCert Technical Advisory Council

The CESSWI™ Certification was established in 2007

Ecopliant
ENVIRONMENTAL

The First Choice of Environmental Professionals

Ecopliant Enviromental Board of Directors

certifies that

Ryan Dorth

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 2nd day of July 2025

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CISEC #4117

Certification Number

Ecopliant
ENVIRONMENTAL

The First Choice of Environmental Professionals

Ecopliant Enviromental Board of Directors

certifies that

Jonathan Huston

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 10th day of September 2025

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CISEC #4155

Certification Number



CERTIFICATE OF COMPLETION

presented to

Maddie Vasquez

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 7/31/2025

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Maddie Vasquez has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

Ecopliant
ENVIRONMENTAL

The First Choice of Environmental Professionals

Ecopliant Enviromental Board of Directors

certifies that

Justin Silva

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 7th day of January 2026

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CISEC #4210

Certification Number

HydroDynamics Incorporated

Certificate of Course Completion

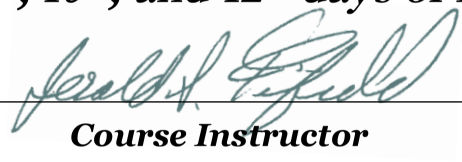
May it be known that

Matthew Martin

has attended the

Planning for Effective Sediment and Erosion Control

reviewer and designer training modules for 12.0 professional development hours (12.0 PDHs) or 1.2 continuing education units (1.2 CEUs) as presented on the 3rd, 5th, 10th, and 12th days of December 2024



Course Instructor

StormwaterONE

Acknowledges that

Matthew Martin

has successfully completed the
Stormwater Management Training Program to become a

Qualified Preparer of
Storm Water Pollution Prevention Plans
Texas

0.2 CEUs | 2 PDHs

Courses Completed:

- Texas Construction General Permit
- Principles and Practices of:
  - Erosion Control
  - Sediment Control
  - Pollution Prevention
- On-Site Construction Inspections
- Preparation of a Construction SWPPP



Completion Date: 11/09/2019

Expiration Date: 11/08/2021

Certificate Number: 95b87f32

Andrew Demers, President

StormwaterONE

Acknowledges that

Matthew Martin

has successfully completed the
Stormwater Management Training Program to become a

Qualified Compliance Inspector of Stormwater Texas

0.9 CEUs | 9 PDHs

Courses Completed:

- Texas Construction General Permit
- Principles and Practices of:
  - Erosion Control
  - Sediment Control
  - Pollution Prevention
- On-Site Construction Inspections



Completion Date: 11/09/2019

Expiration Date: 11/08/2021

Certificate Number: 95b87f32

Andrew Demers, President

The CESSWI™ Application Review Committee
certifies that

Matthew Daniel Martin

Subscribes to the Code of Ethics and has met the requirements
established by the CESSWI Council as a

Certified Erosion, Sediment and Storm Water Inspector™

An EnviroCert International, Inc. Program

Certification Number: 0410

Certification Date: December 12, 2008

Chair, CESSWI Council

Executive Director, EnviroCert International, Inc.



StormwaterONE

Acknowledges that

Jose Garcia

has successfully completed the
Stormwater Management Training Program to become a

Qualified Compliance Inspector of Stormwater Texas

1.6 CEUs | 16 PDHs

Courses Completed:

- Intro to the TPDES General Permit Program
- Principles and Practices of:
  - Erosion Control
  - Sediment Control
  - Pollution Prevention
- On-Site Construction Inspections



Completion Date: 9/27/2017

Expiration Date: 9/27/2019

Certificate Number: 4467131

Andrew Demers, President

Storm Water Inspector Qualifications

Inspector's Name	Jose Garcia
Training Received	Environmental Management Group, LLC 8 years Storm Water Inspector
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Little Elm High School: 2001
Storm Water Inspection Experience	Year working with SWP3: 8 years

StormwaterONE

Acknowledges that

David Becker

has successfully completed the
Stormwater Management Training Program to become a

Qualified Compliance Inspector of Stormwater Texas

1.6 CEUs | 16 PDHs

Courses Completed:

- Intro to the TPDES General Permit Program
- Principles and Practices of:
  - Erosion Control
  - Sediment Control
  - Pollution Prevention
- On-Site Construction Inspections



Completion Date: 7/14/2017

Expiration Date: 7/14/2019

Certificate Number: 4435522

Andrew Demers, President

EnviroCert International, Inc.®

certifies that

Ethan Schexnyder

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CESSWI™ Program as a

Certified Erosion, Sediment and Storm Water Inspector™

CESSWI™ Number: 5549

Certificate Date: July 16, 2020

Jim O'Tousa, EnviroCert Technical Co-Chair

Michael R. Chase, EnviroCert Technical Co-Chair

Robert Anderson, EnviroCert Board President

The CESSWI™ Certification was established in 2007

StormwaterONE

Acknowledges that

Caleb Miles

has successfully completed the
Stormwater Management Training Program to become a

Qualified Compliance Inspector of Stormwater Texas

1.6 CEUs | 16 PDHs

Courses Completed:

- Texas Construction General Permit
- Principles and Practices of:
  - Erosion Control
  - Sediment Control
  - Pollution Prevention
- On-Site Construction Inspections



Completion Date: 09/16/2021

Expiration Date: 09/16/2023

Certificate Number: 6844635c

Andrew Demers, President

Ecopliant ENVIRONMENTAL

The First Choice of Environmental Professionals

Ecopliant Enviromental Board of Directors

certifies that

Zachary Zembraski

has demonstrated satisfactory evidence of sediment and erosion control design and review skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental Inc., is authorized to use the title of

Certified Designer of Sediment and Erosion Control

Given this 24th day of March 2025

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CDSEC 0050

Certification Number

Storm Water Inspector Qualifications

Inspector's Name	Zachary Zembraski
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	University of Oklahoma; Norman, Ok Environmental Engineering 2015 - 2019
Storm Water Inspection Experience	Years working with SWP3 3

Ecopliant Environnemental, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@ecopliant.org

Ecopliant Environmental, Inc.
Ecopliant CDSEC Wallet Card

Name: Zachary Zembraski

Order Date: March 2025

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

Ecopliant Environmental, Inc.

Board of Directors certifies that

Zachary Zembraski

has demonstrated satisfactory evidence of sediment and erosion control design and review skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, Inc. is authorized to use the tile of

Certified Designer of Sediment and Erosion Control

0050		*March 31, 2026*
CDSEC #	***Ecopliant Environmental President***	***Expire Date***

As a CDSEC Registrant, I agree to the following:

- At all times, strictly abide by the Ecopliant CDSEC Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other Ecopliant registrants and to other professionals within the industry,
- Earn at least 12 PDHs each year after becoming a CDSEC registrant, and
- Pay the annual renewal fees.

Signature (required)

Ecopliant ENVIRONMENTAL SM
P.O. Box 188
Parker, CO 80134
720-235-2783
www.ecopliant.org

EnviroCert International, Inc.®

certifies that

Joseph D. Safer

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CESSWI™ Program as a

Certified Erosion, Sediment and StormWater Inspector™

CESSWI Number: 5577

Certificate Date: 5/24/2022 9:53

Robert Anderson, EnviroCert Board President

Jim O'Tousa, EnviroCert Technical Advisory Council



The CESSWI™ Certification was established in 2007



CERTIFICATE
OF COMPLETION

presented to

Joseph Safer

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 10/4/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Joseph Safer has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA
United States
Environmental Protection
Agency

EnviroCert International, Inc.
3054 Fite Circle, Suite 108, Sacramento, CA 95827
(279) 888-6911 | www.envirocert.org

Joseph D. Safer

CESSWI

Certified Erosion, Sediment and StormWater Inspector

5577	7-Jun-2024
CERTIFICATION NO.	EXPIRES

ENVIROCERT International, Inc.

CESSWI · CPMSM · CPESC · CPSWQ · CPISM · CPSWI · CPWPC · QSM · ngicp

NOTICE:

All certified professionals are required to adhere strictly to the Code of Conduct and Ethics and are responsible for maintaining their active status with ECI to exercise the rights and privileges under this certification.

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 303-841-6383
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Kyle Stengl

Order Date: November 2022

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors certifies that
Kyle Stengl

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

3269	*November 30, 2023*
CISEC #	***Expiration Date***

CISEC, Inc. President

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Kyle Stengl

Signature (required)

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
720-235-2783
www.cisecinc.org

CISEC, Inc.

Board of Directors

certifies that

Kyle Stengl

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 29th day of November 2021

CISEC, Inc. President

CISEC, Inc. Vice President

CISEC 3269

Certification Number



CERTIFICATE
OF COMPLETION

presented to

Kyle Stengl

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 9/29/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Kyle Stengl has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Chloe Masiakowski

Order Date: March 2022

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors certifies that

Chloe Masiakowski

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

3342		*March 31, 2023*
CISEC #	***CISEC, Inc. President***	***Expiration Date***

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Signature (required)

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
720-235-2783
www.cisecinc.org



CERTIFICATE
OF COMPLETION

presented to

Chloe Masiakowski

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 9/20/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Chloe Masiakowski has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Henry Wesolowski

Order Date: March 2022

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors certifies that

Henry Wesolowski

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

3341		*March 31, 2023*
CISEC #	***CISEC, Inc. President***	***Expiration Date***

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Signature (required)

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P.O. Box 188
Parker, CO 80134
720-235-2783
www.cisecinc.org



CERTIFICATE
OF COMPLETION

presented to

Henry Lee Wesolowski

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 10/8/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Henry Lee Wesolowski has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA
United States
Environmental Protection
Agency

Certificate of Completion

This is to certify that

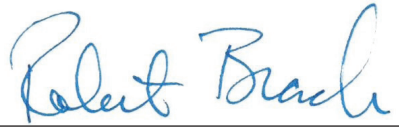
Henry Wesolowski

Has successfully completed the

Detention Pond Routine Inspection & Maintenance Course

administered by Bexar County & the San Antonio River Authority

October 14, 2025



Robert Brach, P.E.
Bexar County
Environmental Services Division Chief



Derek Boese, JD, PMP
San Antonio River Authority
General Manager

BEXAR COUNTY TX

SAN ANTONIO RIVER AUTHORITY

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P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Hailey Reier

Order Date: May 2022

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors certifies that
Hailey Reier

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

3395		*May 31, 2023*
CISEC #	***CISEC, Inc. President***	***Expiration Date***

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Signature (required)

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Parker, CO 80134
720-235-2783
www.cisecinc.org



CERTIFICATE OF COMPLETION

presented to

Hailey Reier

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 9/26/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Hailey Reier has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency



CERTIFICATE
OF COMPLETION

presented to

Marco Aguero

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 11/4/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Marco Aguero has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 303-841-6383
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Marco Aguero

Order Date January 2023

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors
certifies that

Marco Aguero

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

3518		January 31,2024
CISEC #	**CISEC, Inc. President**	**Expiration Date**

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Signature (required)

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
720-235-2783
www.cisecinc.org

EnviroCert International, Inc.®

certifies that

Ryan A Kenney

Subscribes to the Code of Ethics and Professional Conduct and has met the requirements established for the CESSWI™ Program as a

Certified Erosion, Sediment and Storm Water Inspector™

CESSWI™ Number: 5377

Certificate Date: September 26, 2018

Jim O'Tousa, EnviroCert Technical Co-Chair

Michael R. Chase, EnviroCert Technical Co-Chair

Robert Anderson, EnviroCert Board President

The CESSWI™ Certification was established in 2007



CERTIFICATE OF COMPLETION

presented to

Ryan A. Kenney

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 9/23/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Ryan A. Kenney has complied with the CGP Part 6.3.a training requirements for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

Storm Water Inspector Qualifications

Inspector's Name	Zachary Shaw
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Graduate West High School - Salt Lake City, UT 1999-2003.
Storm Water Inspection Experience	Year working with SWP3 2

Ecopliant
ENVIRONMENTAL

The First Choice of Environmental Professionals

Ecopliant Environmental Board of Directors

certifies that

Zachary Shaw

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 29th day of May 2024.

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CISEC 3929

Certification Number

Ecopliant Environmental, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@ecopliant.org

Ecopliant Environmental, Inc.
Ecopliant CISEC-IT Wallet Card

Name: Zachary Shaw

Order Date: April 2023

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

Ecopliant Environmental, Inc.

Board of Directors certifies that

Zachary Shaw

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, Inc. is authorized to use the tile of

Certified Inspector of Sediment and Erosion Control In-Training

0655-IT		*April 30, 2024*
CISEC-IT #	***Ecopliant Environmental President***	***Expire Date***

As a CISEC-IT Registrant, I agree to the following:

- At all times, strictly abide by the Ecopliant CISEC Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other Ecopliant CISEC registrants and to other professionals within the industry, and
- Pay the annual renewal fees.

Signature (required)

P.O. Box 188
Parker, CO 80134
720-235-2783
www.ecopliant.org

Storm Water Inspector Qualifications

Inspector's Name	Mark Wilson
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Texas Tech University 2015 Associates of Applied Science in Industrial Engineering
Storm Water Inspection Experience	Year working with SWP3 0

Ecopliant Environmental, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@ecopliant.org

Ecopliant Environmental, Inc.
Ecopliant CISEC Wallet Card

Name: Mark Wilson

Order Date: February 2024

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

Ecopliant Environmental, Inc.

Board of Directors certifies that

Mark Wilson

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, Inc. is authorized to use the tilte of

Certified Inspector of Sediment and Erosion Control

3852		*February 28, 2025*
CISEC #	***Ecopliant Environmental President***	***Expire Date***

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the Ecopliant CISEC Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other Ecopliant CISEC registrants and to other professionals within the industry,
- Earn at least 12 PDHs each year after becoming a CISEC registrant, and
- Pay the annual renewal fees.

Signature (required)

Ecopliant ENVIRONMENTAL
P.O. Box 188
Parker, CO 80134
720-235-2783
www.ecopliant.org

Ecopliant℠
ENVIRONMENTAL

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Ecopliant Enviromental Board of Directors

certifies that

Mark Wilson

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given the 8th day of February 2024.

Ecopliant Environmental President

Ecopliant Environmental Vice President

CISEC-3852

Certification Number

Storm Water Inspector Qualifications

Inspector's Name	Chloe Masiakowski
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	University of Texas San Antonio Bachelors in Environmental Science.
Storm Water Inspection Experience	Pike Engineering - Designed gas and electric utilities with consideration of environmentally sensitive areas, reviewed maps, civil plans, erosion sediment control plans. - 1 Year

Storm Water Inspector Qualifications

Inspector's Name	James Spicer
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Wayland Baptist University - Anchorage, AK B.S. in Environmental Science October 2020 to December 2022
Storm Water Inspection Experience	Year working with SWP3 1



CERTIFICATE OF COMPLETION

presented to

James Spicer

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Trainir and passed the final exam

Chris Kloss, Water Permits Division Director

Date Certified: 11/7/2024

Expiration Date: May 17, 2027

By completing this course and passing the final exam, James Spicer has complied with the CGP Part 6.3.a training requi for conducting construction inspections under the 2022 CGP.

EPA United States Environmental Protection Agency

ENVIROCERT International, Inc.

EnviroCert International, Inc.
3054 Fite Circle, Suite 108, Sacramento, CA 95827
(279) 888-6911 | www.envirocert.org

Christopher Vedros

CESSWI

Certified Erosion, Sediment and StormWater Inspector

7465	27-Jul-25
CERTIFICATION NO.	EXPIRES

ENVIROCERT International, Inc.

CESSWI · CPMSM · CPESC · CPSWQ · CPISM · CPSWI · CPWPC · QSM · ngicp

NOTICE:

All certified professionals are required to adhere strictly to the Code of Conduct and Ethics and are responsible for maintaining their active status with ECI to exercise the rights and privileges under this certification.

Ecopliant Environmental, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 720-600-2658
E-mail: contactus@ecopliant.org

Ecopliant Environmental, Inc.
Ecopliant CISEC Wallet

Name: Mykayla Giles

Order Date: January 2024

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

Ecopliant Environmental, Inc.

Board of Directors certifies that

Mykayla Giles

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, Inc. is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

4053 *January 31, 2026*

CISEC # ***Ecopliant Environmental President*** ***Expire Date***

As a CISEC Registrant, I agree to the following:

- At all times, strictly abide by the Ecopliant CISEC Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other Ecopliant CISEC registrants and to other professionals within the industry,
- Earn at least 12 PDHs each year after becoming a CISEC registrant, and
- Pay the annual renewal fees.

Signature (required)

Ecopliant ENVIRONMENTAL
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Parker, CO 80134
720-235-2783
www.ecopliant.org

Ecopliant ENVIRONMENTAL

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Ecopliant Environmental Board of Directors

certifies that

Mykayla Giles

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by Ecopliant Environmental, is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 2nd day of January 2025

Ecopliant Environmental President

Ecopliant Envrionmental Vice President

CISEC #4053

Certification Number

Storm Water Inspector Qualifications

Inspector's Name	Christiana McCrimmon
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	University of North Florida Bachelor of science in Coastal Biology
Storm Water Inspection Experience	Year working with SWP3 1

Storm Water Inspector Qualifications

Inspector's Name	Thomas Rioux II
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Associate in Construction Management and Building Technology Austin Community College - Austin, Tx
Storm Water Inspection Experience	Year working with SWP3 2

Storm Water Inspector Qualifications

Inspector's Name	Gordon Goodwin
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Centennial HS Gresham OR.1991-1994 Mount Hood Community College 1997 GED
Storm Water Inspection Experience	Year working with SWP3 11

Storm Water Inspector Qualifications

Inspector's Name	Ashley Lewis
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Geography Resource and Environmental Studies December 2024
Storm Water Inspection Experience	Year working with SWP3 6 Months

Storm Water Inspector Qualifications

Inspector's Name	Emma Lynn
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Bachelor of Science in Environmental Science University of Texas at San Antonio August 2020- December 2024
Storm Water Inspection Experience	Year working with SWP3 1

Storm Water Inspector Qualifications

Inspector's Name	Lauren Daniels
Training Received	Environmental Management Group, LLC 120 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	Environmental Science and Sustainability(Bachelor of Science) Jan 2023 - May 2025
Storm Water Inspection Experience	

Storm Water Inspector Qualifications

Inspector's Name	Ethan Pustka
Training Received	Environmental Management Group, LLC 40 Hour SWP3 and Erosion & Sediment Control
Training Covered	TCEQ TXR150000 Construction General Permit ISWM Design Specification for Construction Controls
Education	International Studies, Environmental Track (College degree) Texas A&M-College Station, TX August 2021 to December 2026
Storm Water Inspection Experience	Year working with SWP3 2 Months

Green and Sustainable Services, LLC

Designing Programs for a Better Future – Developing Processes for Tomorrow & Building Projects for Today!

Thomas Lee Smith, M.B.A., Ph.D., P.E.

Chief Technical Officer

Certifications: BCEE, D.WRE, LEED AP, ENV SP, CPESC, CPSWQ

tsmith@grnserv.com

(940) 597-3723



Professional Experience

Thomas Smith has over 25 plus years of experience including: water treatment, wastewater treatment, water conservation, water efficiency, water resources planning and water reuse; environmental sustainability, regulatory permitting, green building programs, practices, inspections and verifications; smart grown initiatives; low impact development; energy efficiency and conservation measures; air quality and emissions reduction; onsite renewable energy generation; and storm water management. Prior to his duties at Green and Sustainable Services, Dr. Smith served in various executive management roles within the private sector and as a municipal planner in the public sector, and is skilled in working with public and community leaders.

Education

- Doctor of Philosophy in Environmental Science & Engineering – San Francisco Institute of Architecture – January 2014
- Master of Business Administration - Our Lady of the Lake University - May 1999.
- Bachelor of Science in Engineering - Louisiana State University - May 1985.

Professional Licenses and Certifications

- Licensed as a Professional Engineer in the State of Texas, Arizona and Washington
- Board Certified Environmental Engineer (specialties: water/wastewater & environmental sustainability)
- Diplomate, Water Resources Engineer Certification
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
- Envision Sustainability Professional
- Certified Professional in Erosion and Sediment Control
- Certified Professional in Storm Water Quality

Professional Affiliations (Present and Past)

- Member and Former President of the North Texas Ground Water Conservation District Board of Directors
- Former member of the Denton County Transportation Authority Board of Directors

Technical Reports and Publications

- Published 13 times in Industry Publications from 1998 to 2016

Papers and Presentations

- 15 Technical Papers and Presentations from 1998 to 2016

Appendix "I" Delegation of Authority

See Amendment 004 – 3/23/2023

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 29, 2023

Re: Confirmation of the Submission of the Construction Delegation of Signatories to Report

Dear Permittee,

This is an acknowledgement that you have successfully completed the application of Construction Delegation of Signatories to Report.

ER Account Number: ER075896

Application Reference Number: 545951

Delegation Application Contact: Matthew D Martin

TPDES Permit(s) Number: TXR1568HX

Please be aware that TCEQ staff may contact your designated contact for any additional information.

If you have any questions, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700.

Sincerely,
Stormwater Program
Water Quality Division

Texas Commission on Environmental Quality

Delegation of Signatories - CGP

multiple

Section 1# Site Information

Site Info#: 1

Authorization Number, Site Name, Regulated Entity Number, Regulated Entity Name, Physical Location	TXR1568HX|MILLBROOK|RN111417291|MILLBROOK|LADERA HILLS AND IVY TERRACE, LACOSTE, TX, 78245

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN602412207
Type of Customer	Corporation

Full legal name of the applicant:

Legal Name	Lennar Homes of Texas Land and Construction, Ltd.
Texas SOS Filing Number	11452910
Federal Tax ID	752792018
State Franchise Tax ID	17527920189
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	21-100
Independently Owned and Operated?	No

Section 1# Delegated Information

Delegation#: 1

1 Position	LAND DEVELOPMENT MANAGER LDM
2 Name	
3 I certify that the person/title above is a duly authorized representative described in 30 TAC 305.128.	Yes

Delegation#: 2

1 Position	DIVISION ENVIRONMENTAL MANAGER DEM
2 Name	
3 I certify that the person/title above is a duly authorized representative described in 30 TAC 305.128.	Yes

Delegation#: 3

1	Position	REGIONAL ENVIRONMENTAL MANAGER REM
2	Name	
3	I certify that the person/title above is a duly authorized representative described in 30 TAC 305.128.	Yes

Delegation#: 4

1	Position	DIRECTOR OF LAND DEVELOPMENT
2	Name	
3	I certify that the person/title above is a duly authorized representative described in 30 TAC 305.128.	Yes

Certification

1	I understand that this authorization does not extend to the signing of a Notice of Intent, Notice of Change, or Notice of Termination for obtaining coverage under a stormwater general permit.	Yes

Delegation Application Contact

Person TCEQ should contact for questions about this application:

1	Organization Name	Environmental Management Group LLC
2	Prefix	
3	First	Matthew
4	Middle	D
5	Last	Martin
6	Suffix	
7	Credentials	
8	Title	Owner
Mailing Address		
9	Address Type	Domestic
9.1	Mailing Address (include Suite or Bldg. here, if applicable)	2300 Highland Village Road
9.2	Routing (such as Mail Code, Dept., or Attn:)	Bldg 5 Suite 550
9.3	City	Highland Village
9.4	State	TX
9.5	ZIP	75077
10	Phone (###-###-####)	2149232086
11	Extension	
12	Alternate Phone (###-###-####)	
13	Fax (###-###-####)	
14	Email	mmartin@emg-llc.net

Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

1. I am Brian Barron, the owner of the STEERS account ER051116.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Delegation of Signatories - CGP multiple.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Brian Barron OPERATOR

Customer Number:	CN602412207
Legal Name:	Lennar Homes of Texas Land and Construction, Ltd.
Account Number:	ER051116
Signature IP Address:	204.109.18.254
Signature Date:	2023-03-29
Signature Hash:	7478EA0501AC21C24BA381C95D8D6ED759B07B5EE8B196F18774E8D6D9DD614C
Form Hash Code at time of Signature:	F3A494693AC34A235527B30D2C154E399576AD97E18C93F4E0CD21D9BD75A9A4

Submission

Reference Number:	The application reference number is 545951
Submitted by:	The application was submitted by ER075896/Kyle Sykes
Submitted Timestamp:	The application was submitted on 2023-03-29 at 09:18:05 CDT
Submitted From:	The application was submitted from IP address 47.187.128.90
Confirmation Number:	The confirmation number is 452006
Steers Version:	The STEERS version is 6.62

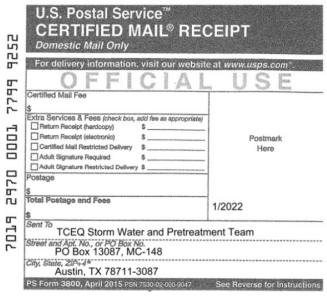
Additional Information

Application Creator: This account was created by Matthew D Martin

DocuSign Envelope ID: 7E8B466D-43C1-437E-85CD-18FF7AAD523D

LENNAR

Date: January 26, 2022 Certified Mail:



Executive Director
Texas Commission on Environmental Quality
Storm Water & General Permits Team, MC-228
P.O. Box 13087
Austin, TX 78711-3087

Subject: Delegation of Signatories to Reports

Site Name: **Millbrook**

TPDES Authorization Number: TXR1568HX

Dear Executive Director:

This letter serves to designate the specifically described position as an authorized person for signing reports and performing certain activities requested by the Director or required by the TPDES Construction General Permit in accordance with 30 TAC § 305.128 until further notice is provided in writing. This authorization cannot be used for signing a TPDES permit application (e.g., Notice of Intent (NOI)) in accordance with 30 TAC § 305.44(a). The following positions are hereby authorized to sign and certify storm water inspection reports and to prepare, sign, and certify Storm Water Pollution Prevention Plan amendments.

Position(s):

LAND DEVELOPMENT MANAGER (LDM)
DIVISION ENVIRONMENTAL MANAGER (DEM),
REGIONAL ENVIRONMENTAL MANAGER (REM)
DIRECTOR OF LAND DEVELOPMENT
LAND DEVELOPMENT MANAGER

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in 30 TAC § 305.44(a) (relating to Signatories to Applications).

Sincerely,

Lennar Homes of Texas Land and Construction, Ltd., a
Texas limited partnership

By: U.S. Home Corporation, a Delaware corporation,
Its general partner

By: DocuSigned by: C1AABE3E7777450...

Name: Brian Barron

Title: Division President

Date: 1/26/2022

Appendix "J" Additional Information

DocuSign Envelope ID: A4D168D7-491F-4DCE-87F2-733DF78BB174

Bexar County Public Works Department

POTENTIAL WATERS OF THE UNITED STATES (WOTUS) ACKNOWLEDGEMENT FORM

I. PROJECT INFORMATION

Project Name:	Millbrook - Unit 5A		
Plat Number:	22-11800780		
Owner/Developer:	Lennar Homes of Texas Land and Construction, Ltd.		
Address:	100 NE Loop 410, Suite 1155 San Antonio, Texas	Zip Code: 78216	Phone: 210-403-6200
Point of Contact:	Richard Mott		
Email:	richard.mott@lennar.com		

II. QUALIFIED PROFESSIONAL CONDUCTED THE STUDY/ASSESSMENT INFORMATION

Company Name:	Pape-Dawson Engineers		
Address:	2000 NW Loop 410 San Antonio, Texas	Zip Code: 78213	Phone: 210-375-9000
Professional Name:	Valerie Collins	Date Study/Assessment Conducted: 07/13/2023	
Email:	vcollins@pape-dawson.com		

III. CIRCLE ONE OF THE FOLLOWING OPTIONS FOR THE POTENTIAL WOTUS ON THE PROJECT BEING PERMITTED.

A	The WOTUS assessment concluded NO potential for federally protected WOTUS within the project limits.
B	The WOTUS assessment concluded there IS potential for federally protected WOTUS within the project limits; however, the construction of this project WILL NOT disturb the potential federally protected WOTUS.
(C)	The WOTUS assessment concluded there IS a potential for federally protected WOTUS, and the construction WILL temporarily disturb 0.030 -acres and permanently disturb 0.030 -acres of potential federally protected WOTUS. This work will be covered under Nationwide Permit (NWP) 14 and WILL NOT require preconstruction notification (PCN) to the U.S. Corps of Engineers (USCOE).
D	The WOTUS assessment concluded there IS a potential for federally protected WOTUS, and the construction WILL temporarily disturb _____-acres and permanently disturb _____-acres of potential federally protected WOTUS. This work does not fall under a Nationwide Permit and requires an individual (IP) 404 Permit from the U.S. Corps of Engineers.

Notes:

i. *If an NWP requires USCOE PCN or IP is required for the project, no work is allowed in the WOTUS until permit(s) is obtained from the USACE. A copy of the permit (s) (or copy of notification of receipt to USCOE for PCN) will be provided to Bexar County for records.*

ii. *Provide exhibit detailing areas of disturbance for options C & D.*

IV. OWNER OR AUTHORIZED REPRESENTATIVE

This assessment was prepared by our staff or under the direction of our company and has been provided to the Owner/Developer.

Richard Mott
Print Name

Vice President of Land Development
Role

DocuSigned by:
Richard Mott
904C110AE8D14AF...
Signature

2/12/2024 | 1:07 PM PST
Date

Issued: December 12, 2022

Appendix "K" Correspondence

Appendix "L" Local Approval Letters / MS4 Stormwater Permits

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

2/11/2022

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 4

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs).

PERMIT NUMBER:
PC FY22_1191
Issued: 2/11/2022
Master Permit Number: 1153

Mitigation Measures Utilitzed

CoSA FILO (5 pts)

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact me at (210)335-6663.

Respectfully,

Zaid Subhi, PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

2/11/2022

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1922 DRY CREEK WAY, SUITE 101

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 1A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs).

PERMIT NUMBER:
PC FY22_1193
Issued: 2/11/2022
Master Permit Number: 1153

Mitigation Measures Utilitzed

COSA FILO (5 pts)

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact me at (210)335-6663.

Respectfully,

Zaid Subhi, PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND AND CC
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information:
830.388.1002 (Marcus Walters)

Millbrook Unit 1A and Unit 4

Project Type : Site Development - No Vertical Construction
Acres of Disturbance: 75.40

Permit Number: **SWQ FY22_2243** Permit Issued: **3/28/2022**

Anticipated Work Start Date: **4/2/2022**

Anticipated Work Stop Date: **2/1/2025**

The next step is for your contractor to notify the Bexar County Storm Water Quality Inspector identified on this permit by text or e-mail at least two (2) working days before starting construction. The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed.

Actvities Covered Under This Permit

Dry Utilities (Electric, Fiber, Cable)
Clearing / Mass Grading
Utility Work Off Site - 8-inch Sewer Main in Unit 1A
Wet Utilities (Sewer, Water)
Infrastructure (Streets and Drains)
Fill

Other Required Permits

Floodplain Permit - NOT ISSUED	**TCEQ NOI: TXR1568HX**

Post Construction Permit 1153	**Mitigation Criteria Met**
Post Construction Permit 1191	**Mitigation Criteria Met**
Post Construction Permit 1193	**Mitigation Criteria Met**

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Zaid Subhi at (210)335-6663.

Amendment	Date	Description

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information:
830.388.1002 (Marcus Walters)

Millbrook Unit 2A

Project Type : Site Development - No Vertical Construction
Acres of Disturbance: 19.35

Permit Number: **SWQ FY23_2654** Permit Issued: **6/7/2023**

Anticipated Work Start Date: **7/1/2023**

Anticipated Work Stop Date: **7/1/2025**

A TCEQ NOI permit is required. Pursuant to the TPDES General Permit TXR150000, Section E, Paragraph 3(d): Two days prior to commencing construction activities, all primary operators must provide a copy of the signed NOI to the operator of any MS4.

The TCEQ Site Construction Notice along with a copy of this permit must be posted at the construction site.

Once the NOI, this permit, and all other required permits listed below are posted on site, have your contractor notify the Bexar County Storm Water Quality Inspector identified on this permit by text or e-mail at least two (2) working days before starting construction. The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed.

Activities Covered Under This Permit

Clearing / Mass Grading
Fill
Wet Utilities (Sewer, Water)

Other Required Permits

POST THIS PERMIT ON SITE

Post Construction Permit - NOT ISSUED	TCEQ NOI - NOT ISSUED

Activities Covered Under This Permit

Utility Work Off Site - 8" Sanitary Sewer Line
Dry Utilities (Electric, Fiber, Cable, Gas)
Demolition
Infrastructure (Streets and Drains)

Other Required Permits

Post Construction Permit - NOT ISSUED	TCEQ NOI - NOT ISSUED

Post Construction Permit 1415	In Review

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Zaid Subhi at (210)335-6663.

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

8/30/2023

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 2A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs).

PERMIT NUMBER:
PC FY22_1415
Issued: 8/29/2023
Master Permit Number: 1153

Mitigation Measures Utilitzed
CoSA FILO (5 pts)

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651 .

Respectfully,

Robert Brach

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land and
100 NE Loop 410 Suite 1155
San Antonio, TX 78216
830-388-1002 marcus.walters@lennar.com

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information: Marcus Walters 830-388-1002

Millbrook Unit 5A

Project Type: Site Development - No Vertical Construction

Acres of Disturbance: 19.70

Permit Number: **SWQ FY24 2920** Permit Issued: **3/18/2024**

Anticipated Work Start Date: **12/1/2023**

Anticipated Work Stop Date: **12/1/2024**

After the storm water quality protection measures identified in the permit and before you begin disturbing the site, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting construction.

The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed. The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed on this permit must be posted at the construction site.

Activities Covered Under This Permit

Utility Work Off Site
Dry Utilities (Electric, Fiber, Cable, Gas)
Infrastructure (Streets and Drains)
Wet Utilities (Sewer, Water)
Fill
Demolition
Clearing / Mass Grading

Other Required Permits

ROW Permit - NOT ISSUED	Floodplain Permit 24-041	TCEQ NOI: TXR1568HX
Post Construction Permit 2000	Mitigation Criteria Met	

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210)309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

3/19/2024

Lennar Homes of Texas Land and Construction, Ltd
100 NE Loop 410 Suite 1155
San Antonio, TX 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 5A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** that does not require the installation and maintenance of permanent Best Management Practices (BMPs) within the area defined by this permit. Mitigation was achieved as noted in the Mitigation Measures Utilized section below.

PERMIT NUMBER:
PC FY24_2000
Issued: 3/4/2024

Project Type: Site Development - Single Family Residential
Target Impervious Cover: 34.10%
Proposed Impervious Cover: 16.80%

Mitigation Measures Utilitzed

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at (210)335-6651.

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land and
100 NE Loop 410 Suite 1155
San Antonio, TX 78216
830-388-1002 marcus.walters@lennar.com

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information: Marcus Walters 830-388-1002

Millbrook Unit 9A

Project Type: Site Development - No Vertical Construction

Acres of Disturbance: 17.71

Permit Number: **SWQ FY24_2921** Permit Issued: **4/10/2024**

Anticipated Work Start Date: **12/1/2023**
Anticipated Work Stop Date: **12/1/2024**

After the storm water quality protection measures identified in the permit and before you begin disturbing the site, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting construction.

The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed. The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed on this permit must be posted at the construction site.

Activities Covered Under This Permit

Dry Utilities (Electric, Fiber, Cable, Gas)
Infrastructure (Streets and Drains)
Demolition
Wet Utilities (Sewer, Water)
Fill
Utility Work Off Site
Clearing / Mass Grading

Other Required Permits

Floodplain Permit 24-038	TCEQ NOI: TXR1568HX
Post Construction Permit 2001	Mitigation Criteria Met

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210)309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

4/11/2024

Lennar Homes of Texas Land and Construction, Ltd
100 NE Loop 410 suite 1155
San Antonio,TX 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for
Millbrook Unit 9A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs) for this portion of the project.

PERMIT NUMBER:
PC FY24_2001
Issued: 3/11/2024
Master Permit Number: 1153

Mitigation Measures to be evaluated when Post Construction Permit for each unit is submitted
COSA FILO

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651 .

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND & CONS
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information:
830.388.1002 (Marcus Walters)

Millbrook Unit 1B

Project Type : Site Development - No Vertical Construction
Acres of Disturbance: 38.01

Permit Number: **SWQ FY22_2435** Permit Issued: **8/15/2022**

Anticipated Work Start Date: **8/20/2022**

Anticipated Work Stop Date: **3/1/2022**

The next step is for your contractor to notify the Bexar County Storm Water Quality Inspector identified on this permit by text or e-mail at least two (2) working days before starting construction. The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed.

Activities Covered Under This Permit

Utility Work Off Site - 8-inch Sewer Main (Line A & D)
Infrastructure (Streets and Drains)
Fill
Wet Utilities (Sewer, Water)
Dry Utilities (Electric, Fiber, Cable)
Clearing / Mass Grading

Other Required Permits

Floodplain Permit 22-282	TCEQ NOI: TXR1568HX

POST THIS PERMIT ON SITE

Post Construction Permit 1367	Target Achieved

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Zaid Subhi at (210)335-6663.

Amendment	Date	Description

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

7/15/2022

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 1B

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

Since this permit has **ACHIEVED THE TARGET IMPERVIOUS COVER**, the annual renewal and maintenance of the permit will not be required.

Your permit number is:

PERMIT NUMBER:
PC FY22_1367
Issued: 7/15/2022

Project Type: Single Family Residential
Target Impervious Cover: 30.00%
Proposed Impervious Cover: 20.79%

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office, and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact me at (210)335-6663.

Respectfully,

Zaid Subhi, PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information:
830.388.1002 (Marcus Walters)

Millbrook Unit 2B

Project Type : Site Development - No Vertical Construction
Acres of Disturbance: 8.67

Permit Number: **SWQ FY23_2655** Permit Issued: **6/7/2023**

Anticipated Work Start Date: **9/1/2023**

Anticipated Work Stop Date: **9/1/2025**

A TCEQ NOI permit is required. Pursuant to the TPDES General Permit TXR150000, Section E, Paragraph 3(d): Two days prior to commencing construction activities, all primary operators must provide a copy of the signed NOI to the operator of any MS4.

The TCEQ Site Construction Notice along with a copy of this permit must be posted at the construction site.

Once the NOI, this permit, and all other required permits listed below are posted on site, have your contractor notify the Bexar County Storm Water Quality Inspector identified on this permit by text or e-mail at least two (2) working days before starting construction. The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed.

Activities Covered Under This Permit

Fill
Clearing / Mass Grading
Demolition

Other Required Permits

POST THIS PERMIT ON SITE

ROW Permit - NOT ISSUED	Post Construction Permit - NOT ISSUED	TCEQ NOI - NOT ISSUED

Activities Covered Under This Permit

Utility Work Off Site - 8" Sanitary Sewer Line
Infrastructure (Streets and Drains)
Wet Utilities (Sewer, Water)
Dry Utilities (Electric, Fiber, Cable, Gas)

Other Required Permits

ROW Permit - NOT ISSUED	Post Construction Permit - NOT ISSUED	TCEQ NOI - NOT ISSUED

Post Construction Permit 1699	In Review

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Zaid Subhi at (210)335-6663.

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

9/29/2023

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 2B

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs).

PERMIT NUMBER:
PC FY23_1699
Issued: 9/29/2023
Master Permit Number: 1153

Mitigation Measures Utilitzed

COSA FILO(5pts)

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651 .

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND AND CC
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information:
830.388.1002 (Marcus Walters)

Millbrook Unit 3A

Project Type : Site Development - No Vertical Construction
Acres of Disturbance: 17.95

Permit Number: **SWQ FY23_2735** Permit Issued: **8/29/2023**

Anticipated Work Start Date: **9/3/2023**

Anticipated Work Stop Date: **7/1/2025**

The next step is for your contractor to notify the Bexar County Storm Water Quality Inspector identified on this permit by text or e-mail at least two (2) working days before starting construction. The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed. The TCEQ Site Construction Notice along with a copy of this permit must be posted at the construction site.

Activities Covered Under This Permit

Dry Utilities (Electric, Fiber, Cable, Gas)
Fill
Infrastructure (Streets and Drains)
Wet Utilities (Sewer, Water)
Demolition
Clearing / Mass Grading
Utility Work Off Site - 8" Sanitary Sewer Line

Other Required Permits

ROW Permit - NOT ISSUED	TCEQ NOI: TXR1566JD

POST THIS PERMIT ON SITE

Post Construction Permit 1783	Mitigation Criteria Met

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210)309-9145.

Amendment	Date	Description

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

8/30/2023

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155, 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 3A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** of the master post construction permit that does not require the installation and maintenance of permanent Best Management Practices (BMPs).

PERMIT NUMBER:

PC FY23_1783

Issued: 8/29/2023

Master Permit Number: 1153

Mitigation Measures Utilitzed
CoSA FILO (5 pts)

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651 .

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land and
100 NE Loop 410 Suite 1155
San Antonio, TX 78216
210-403-6200 richard.mott@lennar.com

Bexar County Inspector Contact Information

Name: Ethan Spierling
Cell: 210-216-6932
Email: Ethan.Spierling@bexar.org

Emergency Contact Information: Marcus Walters 830-388-1002

Millbrook, Unit 03-B

Project Type: Single Family Residential
Acres of Disturbance: 13.45
Permit Number: **SWQ FY24_3047** Permit Issued: **6/25/2024**
Anticipated Work Start Date: **4/1/2024**
Anticipated Work Stop Date: **6/30/2026**

After the storm water quality protection measures identified in the permit and before you begin disturbing the site, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting construction.

The inspector will verify all required permits identified below have been obtained and the storm water quality protection measures have been installed. The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed on this permit must be posted at the

Activities Covered Under This Permit

Onsite Utility - Cable/Telephone
Onsite Utility - Gas
Onsite Utility - Electric
Infrastructure (Streets and Drains)
Offsite Utility - Electric - Proposed Street Lights
Fill
Onsite Utility - Sanitary Sewer
Clearing / Mass Grading
Offsite Utility - Sanitary Sewer
Demolition
Offsite Utility - Water Line
Onsite Utility - Water Line

Other Required Permits

ROW Permit Required	TCEQ NOI: TXR1568HX
Post Construction Permit 2138	Target Achieved

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210)309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

6/24/2024

Lennar Homes of Texas Land and Construction, Ltd
100 NE Loop 410 Suite 1155
San Antonio, TX 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 3B

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

Since this permit has **ACHIEVED THE TARGET IMPERVIOUS COVER**, the installation and maintenance of permanent Best Management Practices will not be required.

Your permit number is:

PERMIT NUMBER:

PC FY24_2138
Issued: 6/24/2024

Project Type: Single Family Residential
Target Impervious Cover: 35.30%
Proposed Impervious Cover: 22.70%

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office, and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651.

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

2/19/2025

Lennar Homes of Texas Land and Construction, Ltd
100 NE Loop 410 Ste 1155
San Antonio, Tx 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook, Unit 09-C

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

Since this permit has **ACHIEVED THE TARGET IMPERVIOUS COVER**, the installation and maintenance of permanent Best Management Practices will not be required.

Your permit number is:

PERMIT NUMBER:
PC FY24_2282
Issued: 2/19/2025

Project Type: Residential Single Family
Target Impervious Cover: 38.70%
Proposed Impervious Cover: 31.90%

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office, and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651.

Respectfully,

Robert Brach PE
Development Services Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land and
100 NE Loop 410 Ste 1155 San Antonio, Tx 78216
830-388-1002 marcus.walters@lennar.com

Bexar County Inspector Contact Information

Name: Emma Mora
Cell: 210-328-2271
Email: emma.mora@bexar.org

Emergency Contact Information: Marcus Walters 830-388-1002

Millbrook, Unit 09-C

Project Type: Site Development - No Vertical Construction

Acres of Disturbance: 24.20

Permit Number: **SWQ FY24_3178** Permit Issued: **2/19/2025**

Anticipated Work Start Date: **11/15/2024**

Anticipated Work Stop Date: **11/15/2026**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Onsite Utility - Electric
Infrastructure (Streets and Drains)
Onsite Utility - Cable/Telephone
Onsite Utility - Sanitary Sewer
Clearing / Mass Grading
Offsite Utility - Water Line
Fill
Onsite Utility - Water Line

Other Required Permits

TCEQ NOI:
TXR1568HX - Lennar Homes of Texas Land and Construction, Ltd.
TXR1501TR - Indigo Construction, LLC

Post Construction Permit 2282	Target Achieved

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210)309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

6/30/2025

Lennar Homes of Texas Land and Construction, Ltd
100 NE Loop 410 Ste 1155
San Antonio, Tx 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 2B (HB Lennar)

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** that does not require the installation and maintenance of permanent Best Management Practices (BMPs) within the area defined by this permit. Mitigation was achieved as noted in the Mitigation Measures Utilized section below.

PERMIT NUMBER:
PC FY25_2629
Issued: 6/30/2025

Project Type: Homebuilding
Target Impervious Cover: 30.00%
Proposed Impervious Cover: 37.10%

Mitigation Measures Utilized
CoSA FILO under Master Permit PC FY22_1153

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at (210) 335-6651.

Respectfully,

Joan Montgomery

Joan Montgomery PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

LENNAR HOMES OF TEXAS LAND AND
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

Bexar County Inspector Contact Information

Name: Tyler Suaceda
Cell: 210-216-6932
Email: tyler.sauceda@bexar.org

Emergency Contact Information: 830.388.1002 (Marcus Walters)

Millbrook Unit 2B

Project Type: Single Family Lots - Home Building

Acres of Disturbance: 8.67

Permit Number: **SWQ FY23_2655** Permit Issued: **6/30/2025**

Anticipated Work Start Date: **9/1/2023**

Anticipated Work Stop Date: **9/1/2025**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Fill
Clearing / Mass Grading
Demolition
Utility Work Off Site - 8" Sanitary Sewer Line
Infrastructure (Streets and Drains)
Wet Utilities (Sewer, Water)
Dry Utilities (Electric, Fiber, Cable, Gas)

Amendment	Date	Description
1	6/30/2025	Home Building

Other Required Permits

TCEQ NOI: TXR1568HX - Lennar Homes of Texas and Construction Ltd.	
Post Construction Master Permit 1153	Mitigation Criteria Met
Post Construction Permit 1699	Mitigation Criteria Met
Post Construction Permit 2629	Mitigation Criteria Met

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210) 309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land & Construction Ltd
100 NE LOOP 410 STE 1155 SAN ANTONIO TX 78216-4741
2104036282 richard.mott@lennar.com

Bexar County Inspector Contact Information

Name: Tyler Suaceda
Cell: 210-216-6932
Email: tyler.sauceda@bexar.org

Emergency Contact Information: Jimena Koszuta 726-437-9473

Millbrook - Unit 5B

Project Type: Single Family Development - New Infrastructure
Acres of Disturbance: 22.50

Permit Number: **SWQ FY25_3397** Permit Issued: **9/10/2025**

Anticipated Work Start Date: **9/10/2025**

Anticipated Work Stop Date: **9/10/2026**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Fill
Onsite Utility - Cable/Telephone
Onsite Utility - Electric
Onsite Utility - Storm Sewer
Onsite Utility - Gas
Onsite Utility - Sanitary Sewer

Activities Covered Under This Permit

Clearing / Mass Grading
Onsite Utility - Fiber
Onsite Utility - Water Line
Infrastructure (Streets and Drains) - .
Demolition

Other Required Permits

TCEQ CSN	
Post Construction Permit 2501	**Mitigation Criteria Met DNR on plat until FILO is paid**

If you are proposing additional Phases of Construction for this Project, a Major Amendment is required to be submitted. When Work Activities listed on this permit are complete and no other phased construction is proposed, contact the Storm Water Quality Inspector to conduct a final inspection to verify all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent BMPs have been installed. Bexar County will Close-Out the SWQ Permit when all requirements are completed/submitted as listed on the SWQ Permit Close-Out. SWQ Close-Out shall be completed prior to sending NOT to TCEQ. Sending the NOT to TCEQ does not automatically Close-Out the Bexar County Permit. Failure to Close-Out the SWQ permit is a violation of the 'Bexar County Storm Water Pollution Prevention' Court Order and will result in a Citation or Fine. SWQ Permit will expire if No Construction has occurred within one year of permit issuance. If you have any questions, please contact Kimberly Olivier at (210) 309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

9/10/2025

Lennar Homes of Texas Land & Construction Ltd
100 NE LOOP 410 STE 1155 SAN ANTONIO TX 78216-4741

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook - Unit 5B

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** that does not require the installation and maintenance of permanent Best Management Practices (BMPs) within the area defined by this permit. Mitigation was achieved as noted in the Mitigation Measures Utilized section below.

PERMIT NUMBER:
PC FY25_2501
Issued: 9/10/2025

Project Type: Single Family Development - New Infrastructure
Target Impervious Cover: 37.90%
Proposed Impervious Cover: 34.22%

Mitigation Measures Utilized

DNR on plat until FILO is paid

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at (210) 335-6651.

Respectfully,

Joan Montgomery

Joan Montgomery PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land &
SAN ANTONIO TX 78216-4741
2104036282 richard.mott@lennar.com

Bexar County Inspector Contact Information

Name: Tyler Suaceda
Cell: 210-216-6932
Email: tyler.sauceda@bexar.org

Emergency Contact Information: John Bare 254-368-3518

Millbrook - Unit 6A

Project Type: Single Family Development - New Infrastructure

Acres of Disturbance: 39.70

Permit Number: **SWQ FY25_3635** Permit Issued: **9/10/2025**

Anticipated Work Start Date: **9/10/2025**

Anticipated Work Stop Date: **8/1/2029**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Fill
Onsite Utility - Cable/Telephone
Clearing / Mass Grading
Onsite Utility - Sanitary Sewer
Onsite Utility - Storm Sewer
Infrastructure (Streets and Drains)

Activities Covered Under This Permit

Onsite Utility - Electric
Onsite Utility - Water Line
Onsite Utility - Fiber
Onsite Utility - Gas

Other Required Permits

TCEQ NOI: TXR1568HX - Lennar Homes of Texas Land and Construction, Ltd.

Post Construction Permit 3175	**Mitigation Criteria Met DNR on Plat until FILO is paid**

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210) 309-9145.

POST THIS PERMIT ON SITE

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

9/9/2025

Lennar Homes of Texas Land and Construction, Ltd
SAN ANTONIO TX 78216-4741

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 6A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** that does not require the installation and maintenance of permanent Best Management Practices (BMPs) within the area defined by this permit. Mitigation was achieved as noted in the Mitigation Measures Utilized section below.

PERMIT NUMBER:
PC FY25_3175
Issued: 9/9/2025

Project Type: Single Family Residential
Target Impervious Cover: 41.20%
Proposed Impervious Cover: 44.80%

Mitigation Measures Utilized
DNR on Plat until FILO is paid

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at (210)335-6651.

Respectfully,

Joan Montgomery

Joan Montgomery PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

8/2/2025

Lennar Homes of Texas Land and Construction Ltd
100 NE Loop 410, Suite 1155
San Antonio, TX 78216

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for

Millbrook Unit 5A

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and verified the information is consistent with the information of the Approved Master Permit.

Since this permit has **ACHIEVED THE TARGET IMPERVIOUS COVER**, the installation and maintenance of permanent Best Management Practices will not be required.

Your permit number is:

PERMIT NUMBER:
PC FY25_3116
Issued: 8/2/2025
PC Permit (Site Infrastructure): 2000

Items Reviewed for Compliance with Site Infrastructure Permit
Project Type: Homebuilding

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office, and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at 210-335-6651.

Respectfully,

Joan Montgomery

Joan Montgomery PE
Storm Water Quality Engineer

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land &
100 NE LOOP 410 STE 1155 SAN ANTONIO TX 78216-4741
2104036282 richard.mott@lennar.com

Bexar County Inspector Contact Information

Name: Tyler Suaceda
Cell: 210-216-6932
Email: tyler.sauceda@bexar.org

Emergency Contact Information: 210-403-6226

Millbrook - Unit 5A

Project Type: Single Family Lots - Home Building

Acres of Disturbance: 13.31

Permit Number: **SWQ FY25_3582** Permit Issued: **8/2/2025**

Anticipated Work Start Date: **8/4/2025**

Anticipated Work Stop Date: **7/30/2028**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Home Building

Other Required Permits

Floodplain Permit 24-041	**TCEQ NOI: TXR1568HX**
Post Construction Permit 3116	**Target Achieved**
Post Construction Permit 2000 (Site Infrastructure)	**Target Achieved**

Storm Water Quality Permits do not expire. When work is complete, contact the Storm Water Quality Inspector to conduct a final inspection to verify the Post Construction Permit is finalized, all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent post construction BMPs have been installed. Sending the NOT to TCEQ does not automatically retire the Bexar County Permit. If you have any questions, please contact Kimberly Olivier at (210) 309-9145.

POST THIS PERMIT ON SITE

Appendix "M" Local Regulations / MS4 Construction Stormwater Discharge Regulations

The following local regulations, ordinances and requirements have been included for reference and are not intended to be enforceable by federal governments but may be enforceable by state governments. (Local Qualified or State Delegated Programs). The local requirements are provided herein to assist in maintaining the SWPPPs consistency with local requirements for soil and erosion control and stormwater management. These local requirements will be updated to include changes or additional requirements during the period of coverage under the CGP.

BEXAR COUNTY COMMISSIONERS COURT

PUBLIC WORKS DEPARTMENT
Capital Improvement Projects

COURT ORDER

ORDER authorizing the approval to revise the "Bexar County Regulations for Storm Water Pollution Prevention" replacing the March 17, 2015, Commissioners Court Order to implement recent changes required by the Texas Commission on Environmental Quality (TCEQ) and other Storm Water Pollution Prevention Program updates. Countywide

Consent Agenda Item # 29

PASSED THIS 18TH DAY OF NOVEMBER, 2025

BEXAR COUNTY REGULATIONS FOR STORM WATER POLLUTION PREVENTION

SECTION I: GENERAL PROVISIONS

1.01 Authority

1.02 Purpose

1.03 Area of Jurisdiction

1.04 Effective Date

1.05 Fees

1.06 Construction, Precedence, and Interpretation

1.07 Severability

SECTION II: DEFINITIONS

SECTION III: PUBLIC EDUCATION AND OUTREACH, PUBLIC INVOLVEMENT/ PARTICIPATION

3.01 Purpose

3.02 Public Education and Outreach

3.03 Public Involvement/Participation

SECTION IV: ILLICIT DISCHARGE DETECTION AND ELIMINATION

4.01 Purpose

4.02 Prohibition of Illicit Discharges

4.03 Prohibition of Illicit Connections

4.04 Suspension of MS4 Access

4.05 Monitoring and Detection of Illicit Discharges and Connections

SECTION V: CONSTRUCTION SITE STORM WATER RUNOFF CONTROL

5.01 Purpose

5.02 Storm Water Quality Site Development Permit

5.03 Exempt Activity

5.04 Application Requirements

5.05 Modifications

5.06 Construction Inspection Program

5.07 Industrial Storm Water Sites

5.08 Close-Out

5.09 TCEQ Termination

SECTION VI: POST CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

6.01 Purpose

6.02 Applicability

6.03 Post Construction Storm Water Maintenance Plan

6.04 Compliance

6.05 Permanent On-Site Facilities

6.06 Inspections

6.07 Incorporation by Reference

SECTION VII: POLLUTION PREVENTION AND GOOD HOUSEKEEPING FOR BEXAR COUNTY OPERATIONS

7.01 Purpose

7.02 Good Housekeeping and Best Management Practices

7.03 Training

7.04 Waste Disposal

7.05 Special Applications

SECTION VIII: ENFORCEMENT

8.01 Purpose

8.02 Administrative Enforcement

8.03 Criminal Penalties

8.04 Enforcement of State Statutes

8.05 Civil Enforcement

SECTION IX: RECORDKEEPING AND ANNUAL REPORTING

9.01 Purpose

9.02 Recordkeeping

9.03 Annual Reporting

SECTION I: GENERAL PROVISIONS

1.01 AUTHORITY: These regulations are adopted by the Commissioners Court of Bexar County, Texas, acting in its capacity as the governing body of Bexar County. Bexar County adopts these Regulations under the authority of Texas Local Government Code, Section 573. These Regulations are necessary to comply with the requirements of Texas Pollutant Discharge Elimination System (TPDES) General Permit TXR040000. These Regulations may be amended at any time by a majority of Commissioners Court.

1.02 PURPOSE: The purpose of these regulations is to prevent storm water pollution by developing, implementing and enforcing storm water management guidelines and controls to reduce the discharge of pollutants from any conveyance or system of conveyance owned or operated by Bexar County that is designed for collecting and conveying storm water.

1.03 AREA OF JURISDICTION: These Regulations apply in all unincorporated areas of Bexar County, Texas.

1.04 EFFECTIVE DATE: These Regulations shall be in full force and effect from and after their passage and approval by Bexar County Commissioners Court.

1.05 FEES: Under a separate Order, Bexar County Commissioners Court shall set reasonable fees to defray the cost of administering and enforcing these Regulations including, but not limited to, a Storm Water Utility Fund, a Site Development Permit, and a Post Construction Storm Water Maintenance Plan. Properties that are exempt from ad valorem taxation are also exempt from this fee. Projects funded wholly or in part by Bexar County will be exempt from this fee.

1.06 CONSTRUCTION, PRECEDENCE, AND INTERPRETATION

1.06.1 These Regulations shall be construed liberally to accomplish their purpose and intent.

1.06.2 In the event of any conflict between these Regulations and any order, resolution, or rule adopted by the Texas Commission on Environmental Quality, whichever imposes the more stringent standards or restrictions will prevail.

1.06.3 Bexar County Commissioners Court delegates appropriate authority to the Public Works Department to develop the necessary procedures and processes to administer the implementation of the Regulations.

1.06.4 Bexar County Commissioners Court delegates appropriate signature authority to the Director of Public Works necessary to administer the implementation of the Regulations.

1.06.5 The Director of Public Works or the Director's Designated Representative shall, within the purpose of these Regulations, resolve any question regarding any interpretation of these Regulations, standards or restrictions.

1.07 SEVERABILITY: If any provision of these Regulations or the application thereof to any person or circumstance is held invalid, the validity of the remainder of these Regulations and the application thereof to other persons and circumstances shall not be affected.

SECTION II: DEFINITIONS

Refer to Texas Pollutant Discharge Elimination System (TPDES) General Permit TXR040000 and TXR150000 for additional applicable definitions.

Best Management Practices (BMPs): Schedules of activities, prohibitions of practices, general good house-keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage areas.

Clean Water Act: The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Clearing: Activity that removes the vegetative surface cover of a site.

Common Plan of Development: A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities. A common plan of development (also known as a "common plan of development or sale") is identified by the documentation for the construction project that identifies the scope of the project, and may include plats, blueprints, marketing plans, contracts, building permits, a public notice or hearing, zoning requests, or other similar documentation and activities. A common plan of development does not necessarily include all construction projects within the jurisdiction of a public entity (e.g., a city or university). Construction of roads or buildings in different parts of the jurisdiction would be considered separate "common plans," with only the interconnected parts of a project being considered part of a "common plan" (e.g., a building and its associated parking lot and driveways, airport runway and associated taxiways, a building complex, etc.). Where discrete construction projects occur within a larger common plan of development or sale, but are located ¼ mile or more apart, and the areas between the projects is not being disturbed, each individual project can be treated as a separate plan of development or sale, provided that any interconnecting road, pipeline or utility project that is part of the same "common plan" is not included in the area to bedisturbed.

Community Association: A group of property owners or residents including, but not limited to, home owner associations or neighborhood associations that were identified as the responsible party for on-going maintenance of the permanent BMPs once final stabilization of the developed site has been completed.

Construction Activity: Activities subject to TPDES Construction Permit TXR150000 and Bexar County Storm Water Quality Site Development Permit. Such activities include but are not limited to soil disturbance, including clearing, grading, excavating, and other construction related activities (e.g., stockpiling of fill material and demolition); and not including routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (e.g., the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing rights-of-way, and similar maintenance activities). Regulated construction activity is defined in terms of small and large construction activity.

Small Construction Activity: Construction activity that results in land disturbance of equal to or greater than one acre and less than five acres of land. Small construction activity also includes the disturbance of less than one acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one and less than five acres of land.

Large Construction Activity: Construction activity that results in land disturbance of equal to or greater than five acres of land. Large construction activity also includes the disturbance of less than five acres of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than five acres of land.

Construction Site Operator: The entity or entities associated with a small or large construction project that meet(s) either of the following two criteria:

(a) The entity or entities that have operational control over construction plans and specifications (including approval of revisions) to the extent necessary to meet the requirements and conditions of the TPDES Construction Permit TXR150000 and the Bexar County Storm Water Quality Site Development Permit; or

(b) The entity or entities that have day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a storm water pollution prevention plan (SWP3) for the site or other permit conditions (for example they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Control Measure: Any BMP or other method used to prevent or reduce the discharge of pollutants.

Conveyance: Curbs, gutters, man-made channels and ditches, drains, pipes, and other features designed or used for flood control or to otherwise transport storm water runoff.

CZP: (Contributing Zone Plan) A plan that outlines best management practices that will be implemented in order to protect water quality when a regulated activity is conducted in the contributing zone of the Edwards Aquifer.

Discharge: Includes to deposit, conduct, drain, emit, throw, run, allow to seep, or otherwise release or dispose of, or to allow, permit, or suffer any of these acts or omissions. TWC 26.001(20); when used without a qualifier, refers to the discharge of storm water runoff or certain non-storm water discharges as allowed under the authorization of TPDES General Permit TXR040000.

Drainage Way: Any channel, man-made or natural that conveys surface runoff.

Erosion Control: A measure that prevents erosion.

Erosion and Sediment Controls: A set of BMPs prepared by or under the direction of a licensed professional engineer or other approved professional indicating the specific measures and sequencing to be used to control sediment and erosion on a development site during and after construction.

FEMA: Federal Emergency Management Agency.

Field Correction Notice (FCN): A notice issued by Bexar County informing the operator, owner, entity, or community association of non-compliance with these regulations and requiring immediate mitigation or correction.

Final Stabilization: A construction site status where either of the following conditions are met:

(a) All soil disturbing activities at the site have been completed and a uniform (for example, evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent (%) of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

(b) For individual lots in a residential construction site by either:

(1) The homebuilder completing final stabilization as specified in condition (a) above; or

(2) The homebuilder establishing temporary stabilization for an individual lot prior to the time of transfer of the ownership of the home to the buyer and after informing the homeowner of the need for, and benefits of, final stabilization. If temporary stabilization is not feasible, then the homebuilder may fulfill this requirement by retaining perimeter controls or BMPs, and informing the homeowner of the need for removal of temporary controls and the establishment of final stabilization. Fulfillment of this requirement must be documented in the homebuilder's storm water pollution prevention plan (SWP3).

(c) For construction activities on land used for agricultural purposes (for example pipelines across crop or range land), final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to a surface water and areas which are not being returned to their preconstruction agricultural use must meet the final stabilization conditions of condition (a) above.

(d) In arid, semi-arid, and drought-stricken areas only, all soil disturbing activities at the site have been completed and both of the following criteria have been met:

(1) Temporary erosion control measures (e.g., degradable rolled erosion control product) are selected, designed, and installed along with an appropriate seed base to provide erosion control for at least three years without active maintenance by the operator, and

(2) The temporary erosion control measures are selected, designed, and installed to achieve 70 percent (%) vegetative coverage within three years.

Floodplain or Flood-prone Area: Means any land area susceptible to being inundated by water from any source in accordance with FEMA approved flood map (see definition of flooding).

Flood or Flooding: Means a general and temporary condition of partial or complete

inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters.

(b) The unusual and rapid accumulation or runoff of surface waters from any source.

Grading: Excavation or fill of material, including the resulting conditions thereof.

Hazardous Materials: Any material, including any substance, waste, or combination thereof that because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Illicit Discharge: An unauthorized discharge; any discharge to a municipal separate storm sewer system that is not entirely composed of storm water, except discharges pursuant to this general permit or a separate authorization and discharges resulting from emergency fire-fighting activities, except as exempted in Section V of these regulations.

Illicit Connections: Any drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the MS4 including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the MS4 and any connections to the MS4 from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or, any drain or conveyance connected from a commercial or industrial land use to the MS4 which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Industrial Site: Any site that is described under the requirements of TCEQ Multi-Sector General Permit for Storm Water TXR050000.

Infiltration: Water other than wastewater that enters a sewer system, including sewer service connections and foundations drains, from the ground through a means such as defective pipes, pipe joints, connections, or manholes.

Outfall: That point where a discharge exits a pipe, channel, or other conveyance.

Maximum Extent Practicable (MEP): The technology-based discharge standard for municipal separate storm sewer systems to reduce pollutants in storm water discharges that was established by CWA article 402(p). A discussion of MEP as it applies to small MS4s is found at 40 CFR 122.34.

MS4: See Small Municipal Separate Storm Sewer Systems.

MS4 Operator: Entity that is responsible for the management and operation of the municipal separate storm sewer system, and is subject to the provisions of TPDES Construction Permit TXR150000 and General Permit TXR040000.

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit: Means the National Pollutant Discharge Elimination System under which the Administrator of the United States Environmental Protection Agency can delegate permitting authority to the State of Texas in accordance with Section 402(b) of the Federal Water Pollution Control Act. TWC 26.001(23).

Non-Storm Water Discharge: Any discharge to the MS4 that is not composed entirely of storm water.

Non-traditional Small MS4: A small MS4 that often cannot pass ordinances and may not have the enforcement authority like a traditional small MS4 would have to enforce the storm water management program. Examples of non-traditional small MS4s include counties, transportation authorities (including the Texas Department of Transportation), municipal utility districts, drainage districts, military bases, prisons, and universities.

Notice of Change (NOC): A written submission to the executive director from a discharger authorized under permit, providing changes to information that was previously provided in the notice of intent form.

Notice of Intent (NOI): A written submission to the executive director from an applicant requesting coverage under TPDES Construction Permit TXR150000 and General Permit TXR040000.

Notice of Termination (NOT): A written submission to the executive director and Bexar County Storm Water Quality program director from a discharger authorized under a general permit and a Bexar County Permit requesting termination of coverage. Bexar County will accept termination only once a final inspection has been conducted and approval for termination is issued.

Notice of Violation (NOV): A written letter from Bexar County informing the operator, owner, entity, or community association of non-compliance with these Regulations.

Operator: The person or persons associated with a large or small construction activity that is either a primary or secondary operator as defined below.

Primary Operator: The person or persons associated with a large or small construction activity that meets either of the following two criteria:

(a) The person or persons that have on-site operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or

(b) The person or persons that have day to day operational control of those activities at a construction site that are necessary to ensure compliance with a Storm Water Pollution Prevention Plan (SWP3) for the site or other permit conditions (for example, they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Secondary Operator: The person or entity, often the property owner whose operational control is limited to:

(a) The employment of other operators, such as a general contractor, to perform or supervise construction activities; or

(b) The ability to approve or disapprove changes to the construction plans and specifications, but who does not have day to day on-site operational control over construction activities at the site.

Secondary operators must either prepare their own SWP3 or participate in a shared SWP3 that covers the areas of the construction site where they have control over the plans and specifications.

If there is not a primary operator at the construction site, then the secondary operator is defined as the primary operator and must comply with the requirements for the primary operators.

Permittee: The owner/operator authorized under Bexar County's Site Development Permit, TPDES Construction Permit TXR150000, and/or General Permit TXR040000.

Person: Means any individual, association, organization, partnership, firm, corporation, or other entity recognized by law and acting as either the owner or as the owner's agent.

Perimeter Control: A barrier that prevents sediment from leaving a site by filtering sediment-laden runoff or diverting it to a sediment trap or basin.

Phasing: Clearing a parcel of land in distinct phases, with the stabilization of each phase completed before the clearing of the next.

Point Source: Means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants or wastes are or may be discharged into or adjacent to any water in the state. TWC 26.001(21).

Pollutant: Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, filter backwash, munitions, chemical wastes, paints, varnishes, and solvents; rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind; biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into or adjacent to any water in the state.

(a) The term includes:

(1) Tail water or runoff water from irrigation associated with an animal feeding operation or concentrated animal feeding operation that is located in a major sole source impairment zone as defined by TWC Section 26.502; or

(2) Rainwater runoff from the confinement area of an animal feeding operation or concentrated animal feeding operation that is located in a major sole source impairment zone, as defined by TWC Section 26.502.

(b) The term does not include tail water or runoff water from irrigation or rainwater runoff from other cultivated or uncultivated range land, pastureland, and farmland or rainwater runoff from an area of land located in a major sole source impairment zone, as defined by TWC Section 26.502, that is not owned or controlled by an operator of an animal feeding operation or concentrated animal

feeding operation on which agricultural waste is applied.

Pollutant(s) of Concern: Include biochemical oxygen demand (BOD), sediment or a parameter that addresses sediment (such as total suspended solids, turbidity or siltation), pathogens, oil and grease, and any pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from and MS4. Definition from 40 CFR Section 122.32(e)(3).

Pollution: Means the alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property or to public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose. TWC Chapter 26.001(14).

Post Construction Storm Water Maintenance Plan: A plan administered by the County following the construction or alteration of ground improvements and structures including permanent BMPs for the control of erosion, runoff, and grading.

Premises: Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Natural Riparian Habitat: The land along the banks of rivers, creeks and streams that plays a significant role in soil conservation and provides essential habitat for birds, fish, and wildlife.

Redevelopment: Alterations of a property that changes the "footprint" of a site or building in such a way that there is a disturbance of equal to or greater than one acre of land. This term does not include such activities as exterior remodeling, routine maintenance activities, and linear utility installation.

Sediment Control: Measures that prevent eroded sediment from leaving the site.

Site: A parcel of land or a contiguous combination thereof, where grading work is performed as a single unified operation.

Storm Water Quality Site Development Permit: A permit issued by the County for the construction or alteration of ground improvements and structures authorizing temporary and permanent BMPs for the control of erosion, runoff, and grading.

Small Municipal Separate Storm Sewer Systems (MS4): A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

(a) Owned or operated by the U.S., a state, city, town, borough, county, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under CWA § 208;

(b) Designed or used for collecting or conveying storm water;

(c) Which is not a combined sewer;

(d) Which is not part of a publicly owned treatment works (POTW) as defined in 40 CFR § 122.2; and

(e) Which was not previously regulated under a National Pollutant Discharge Elimination System (NPDES) or a Texas Pollutant Discharge Elimination System (TPDES) individual permit as a medium or large municipal separate storm sewer system, as defined in 40 CFR § 122.26(b)(4) and (b)(7).

This term includes systems similar to separate storm sewer systems at military bases, large hospitals or prison complexes, and highways and other thoroughfares. This term does not include separate storm sewers in very discrete areas, such as individual buildings. For the purpose of this permit, a very discrete system also includes storm drains associated with certain municipal offices and education facilities serving a nonresidential population, where those storm drains do not function as a system, and where the buildings are not physically interconnected to a small MS4 that is also operated by that public entity.

Soil Disturbance: Clearing, grading, excavating, and other construction related activities (e.g., stockpiling of fill material and demolition).

Stabilization: The use of best management practices that prevent exposed soil from eroding.

Start of Construction: The delivery of equipment and/or materials to a site, the first land-disturbing activity associated with a development, including land preparation such as clearing, grading, filling; installation of streets and walkways; excavation for basements, footings, piers, or foundations; erection of temporary forms; and installation of accessory buildings such as garages.

Stop Work Order (SWO): A notice issued by Bexar County informing the operator, owner, entity, or community association of non-compliance with these Regulations and requiring immediate cessation of all activity except that which is necessary to bring the site into compliance.

Storm Drainage System: Also referred to as the MS4. Publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Storm Water: Any surface flow, runoff, or drainage consisting entirely of water from any form of natural precipitation, or resulting from such precipitation.

Storm Water Associated with Construction Activity: Storm water runoff from an area where there is either a large or a small construction activity.

Storm Water Management Program (SWMP): A comprehensive program to manage the quality of storm water discharged from the MS4.

Storm Water Pollution Prevention Plan (SWP3): A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to the MS4, and/or receiving waters to the Maximum

Extent Practicable.

Surface Water in the State: Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state (from the mean high water mark (MHWM) out 10.36 miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or nonnavigable, and including the beds and banks of all water courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state. Waters in treatment systems which are authorized by state or federal law, regulation, or permit, and which are created for the purpose of waste treatment are not considered to be water in the state.

TCEQ: Texas Commission on Environmental Quality.

Total Maximum Daily Load (TMDL): The total amount of a substance that a water body can assimilate and still meet the Texas Surface Water Quality Standards.

Unified Development Code (UDC): The City of San Antonio Unified Development Code entitled Storm Water Management.

Urban Area: A statistical geographic entity consisting of a densely settled core created from census blocks and contiguous qualifying territory that together have at least 2,000 housing units or 5,000 persons as defined and used by the U.S. Census Bureau in the 2020 Decennial Census.

Urbanized Area (UA): A retired statistical geographic entity type consisting of a densely settled core created from census tracts or blocks and adjacent densely settled territory that together have a minimum population of 50,000 people which was used by the U.S. Census Bureau in the 2000 and the 2010 Decennial Census.

Waters of the United States: Waters of the United States or Waters of the U.S. means the term as defined in 40 CFR § 122.2.

Water Pollution Abatement Plan (WPAP): A detailed plan that outlines best management practices that will be implemented in order to protect water quality when a regulated activity is conducted in the Edwards Aquifer Recharge Zone.

SECTION III: PUBLIC EDUCATION AND OUTREACH, PUBLIC INVOLVEMENT/PARTICIPATION

3.01 PURPOSE: The purpose of this section is to develop and implement educational programs for the general public in the unincorporated area of Bexar County about steps that the public can take to reduce pollutants in storm water runoff.

3.02 PUBLIC EDUCATION AND OUTREACH: Bexar County shall implement a public education and outreach program to distribute educational materials to the community and conduct equivalent outreach about the impacts of storm water discharges on water bodies and the steps that the public can take to reduce pollutants in storm water runoff consistent with the requirements of TPDES General Permit TXR040000.

3.03 PUBLIC INVOLVEMENT/PARTICIPATION: Bexar County shall implement a program to involve the public in demonstration activities, events, training, or other volunteering opportunities related to storm water runoff and improving water quality

consistent with the requirements of TPDES General Permit TXR040000.

SECTION IV: ILLICIT DISCHARGE DETECTION AND ELIMINATION

4.01 PURPOSE: The purpose of this section is to provide for the health, safety, and general welfare of the residents in the unincorporated area of Bexar County through the regulation of non-storm water discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This section establishes methods for controlling the introduction of pollutants into a MS4 in order to comply with requirements of the Texas Pollutant Discharge Elimination System (TPDES). This section is applicable to all water entering the MS4 generated on any developed and undeveloped lands unless explicitly exempted by Bexar County. The objectives of this section are:

4.01.1 To regulate thecontribution of pollutants to the MS4 by storm water discharges by any user.

4.01.2 To prohibit Illicit Connections and Discharges to the MS4.

4.01.3 To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with theseregulations.

4.01.4 To establish the legal authority to register, inspect and enforce Storm Water regulations and illicit discharges from non-construction industrial sites per the Multi-Sector Industrial General Permit (TXR050000) for Storm Water.

4.02 PROHIBITION OF ILLICIT DISCHARGES: No person shall discharge or cause to be discharged into the MS4 or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water. The commencement, conduct or continuance of any illicit discharge to the storm drain system is prohibited except as described as follows:

4.02.1 The following discharges are exempt from discharge prohibitions established by these regulations: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wetland flows, swimming pools (if de-chlorinated - typically less than one PPM chlorine), fire-fighting activities, and any other water source not containing pollutants.

4.02.2 Discharges specified in writing by Bexar County as being necessary to protect public health and safety.

4.02.3 Dye testing is an allowable discharge but requires a written notification to Bexar County prior to the time of the test.

4.02.4 The prohibition shall not apply to any non-storm water discharge permitted under a TPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Texas Commission on Environmental Quality, provided that the discharger is in full compliance with all requirements of

the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

4.03 PROHIBITION OF ILLICIT CONNECTIONS: The construction, use, maintenance or continued existence of illicit connections to the MS4 is prohibited.

4.03.1 This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection (no grandfather clause).

4.03.2 A person is considered to be in violation of these regulations if the person connects a line conveying non approved discharges to the MS4, or allows such a connection to continue.

4.04 SUSPENSION OF MS4 ACCESS: Bexar County may suspend access to the MS4 under the following conditions. A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section, without the prior approval of Bexar County.

4.04.I Suspension due to Illicit Discharges in Emergency Situations. Bexar County may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the United States. If the violator fails to comply with a suspension order issued, Bexar County may take emergency steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.

4.04.2 Suspension due to the Detection of Illicit Discharge. Any person discharging to the MS4 in violation of this Order may have their MS4 access terminated if such termination would abate or reduce an illicit discharge. Bexar County will notify a violator of the proposed termination of its MS4 access. The violator may petition Bexar County for a reconsideration and hearing.

4.05 MONITORING AND DETECTION OF ILLICIT DISCHARGES AND CONNECTIONS: Bexar County shall monitor and track illicit discharges using the following programs:

4.05.1 Environmental Services Storm Water Quality Program.

4.05.2 Environmental Services On-Site Sewage Facilities Program.

4.05.3 Environmental Services Nuisance Abatement Program.

4.05.4 Environmental Law Enforcement.

4.05.5 Public Works Road and Bridge Maintenance Program.

SECTION V: CONSTRUCTION SITE STORM WATER RUNOFF CONTROL

5.01 PURPOSE: The purpose of this section is to develop, implement, and enforce a program to reduce pollutants in any storm water runoff to the MS4 from construction activities that result in a land disturbance of one (1) or more acres or if that construction

activity is part of a larger common plan of development or sale that would cumulatively disturb one (1) or more acres.

5.02 STORM WATER QUALITY SITE DEVELOPMENT PERMIT: A Storm Water Quality Site Development Permit from Bexar County is required for any activity that would entail the soil disturbance of one (1) or more acres or is less than one (1) acre but part of a larger common plan of development or sale and will cumulatively disturb equal to or greater than one (1) acre. No person shall be granted a Storm Water Quality Site Development Permit for land-disturbing activity without the approval of a Storm Water Pollution Prevention Plan (SWP3) by Bexar County. A permit issued will only apply to that scope of work that is described by the site plan and details that are submitted for review and verified with a Construction Site Notice (CSN) or Notice of Intent (NOI), whichever is applicable, as noted on the issued permit.

5.02.1 If the scope of the project increases, or major revisions are made to the original project, an amendment to the original permit may be obtained. The scope of the additional project must be contiguous to the original scope of work and the application must include site plan and details for the additional work to obtain amendment approval.

5.02.2 Projects that are located over the Edwards Aquifer Recharge Zone and the Edwards Aquifer Contributing Zone must submit the applicable approval documents such as the Water Pollution Abatement Plan or the Contributing Zone Plan required by TCEQ prior to the commencement of construction activities. If the applicable approval letters are not provided at the time of the Storm Water Quality Site Development Permit application or amendment, a letter summarizing any BMP changes shall be provided to Bexar County along with the applicable TCEQ approval letters.

5.02.3 Projects located in or within 100 feet of a Floodplain shall require a Floodplain Development Permit in accordance with the Bexar County Flood Damage Prevention Court Order prior to the start of construction activities.

5.02.4 Required inspections of permitted sites must be performed by personnel with Bexar County approved certification.

5.03 EXEMPT ACTIVITY: No Storm Water Quality Site Development Permit is required forthe following activities:

5.03.1 Any emergency activity that is immediately necessary for the protectionof life, property, or natural resources.

5.03.2 Existing nursery and agricultural operations conducted as a main or accessory use.

5.04 APPLICATION REQUIREMENTS: Each Storm Water Quality Site Development Permit application shall include the following information:

5.04.1 The name(s) and address(es) of the owner or developer of the site and of any consulting firm retained by the applicant together with the name of the applicant's principal contact at such firm and shall be accompanied by a Site Development Permit Fee.

5.04.2 A copy of the Construction Site Notice (CSN) or Notice of Intent (NOI), whichever is applicable and for both owner and contractor, filed with the TCEQ in accordance with TPDES Construction Permit TXR150000. If the CSN or NOI are not available at the time of application, they shall be submitted to Bexar County a minimum two working days prior to the commencement of construction activities.

5.04.3 A statement that any land clearing, construction, or development involving the movement of earth shall be in accordance with the SWP3 and that a qualified construction site operator shall be on site on all days when construction or grading activity takes place. Along with submitted inspection schedule, acknowledgement that person doing the inspection is certified and competent to perform storm water inspections. Falsification of inspection records is an offense under Penal Code Chapters 32.21 and 37.10, and subject to the penalties described.

5.04.4 A SWP3 containing, at a minimum, the information described in this section in accordance with TPDES Construction Permit TXR150000.

(a) a description of the nature of the construction activity;

(b) a list of potential pollutants and their sources;

(c) a description of the intended schedule or sequence of activities that will disturb soils for major portions of the site, including estimated start dates and duration of activities;

(d) the total number of acres of the entire property and the total number of acres where construction activities will occur, including areas where construction support activities occur;

(e) data describing the soil or the quality of any discharge from the site;

(f) a map showing the general location of the site (e.g., a portion of a city or county map);

(g) a detailed site map (or maps) indicating the following:

i. property boundary(ies);

ii. drainage patterns and approximate slopes anticipated before and after major grading activities;

iii. areas where soil disturbance will occur (note any phasing), including any demolition activities;

iv. locations of all controls and buffers, either planned or in place;

v. locations where temporary or permanent stabilization practices are expected to be used;

vi. locations of construction support activities, including those located off-site;

vii. surface waters (including wetlands) either at, adjacent, or in close proximity to the site, and also indicate whether those waters are impaired;

viii. locations where storm water discharges from the site directly to a surface water body or a municipal separate storm sewer system;

ix. vehicle wash areas; and

x. designated points on the site where vehicles will exit onto paved roads.

5.04.5 In addition to the requirements of 5.04.4, Bexar County requires the following information:

(a) An estimate of the runoff coefficient of the site for both the pre-construction and post-construction conditions.

(b) Location of effective floodplain and proposed floodplain (if applicable) shall be shown on the site plan. Location of floodplain in effect at the commencement of permitted construction activities shall be marked on site in approximate manner, such as staking at 50-feet intervals and major inflection points, adjacent to the areas of soil disturbance within the project limits.

(c) Initial location of a concrete washout pit, all pits to be lined with minimum 10 mil plastic, or other approved containment.

(d) Details of each BMP specified showing typical construction and/or installation. The SWP3 must describe the structural and non-structural controls or BMPs that will be used to minimize pollution in runoff during and post construction and to include the following components:

i. Erosion and sediment controls planned for use to retain sediment on-site to the maximum extent practicable with consideration for topography, with a schedule for maintenance to ensure BMPs are functioning properly.

ii. Description of the interim and permanent stabilization practices for the site, including a schedule of when the practices will be implemented.

iii. Description of any structural control practices used to divert flows away from exposed soils, to limit the contact of runoff with disturbed areas or to lessen the off-site transport of eroded soils.

iv. Description of other controls, including but not limited to controls to minimize off-site vehicle tracking of sediments and generation of dust; a description or plan of how site generated wastes will be controlled, such as discarded building materials, concrete truck washout water, chemicals, litter, and sanitary waste at the construction site which may cause pollution to the MS4.

v. Description of methods to be used to contain all blowable and floatable trash and debris to include container type and method used to prevent escape of material from the container.

5.04.6 The SWP3 must include a description of any measures that will be installed

during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. Permittees are responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site and prior to submission of the Notice of Termination (NOT).

5.04.7 The SWP3 must include a description of methods to be utilized to achieve final stabilization, and call for the removal of all temporary BMPs as a requirement for approval.

5.05 MODIFICATIONS: Modifications to the SWP3 shall be processed and approved or disapproved in the same manner as Section V of this regulation, may be authorized by Bexar County by written authorization to the permittee, and shall include: major amendments of the SWP3, and field modifications of a minor nature. Materials must include if applicable, a copy of the Notice of Change (NOC) submitted to the TCEQ and a copy of the approval letter for the WPAP or CZP.

5.06 CONSTRUCTION INSPECTION PROGRAM: Bexar County or its designated agent is authorized to make periodic inspections throughout the duration of construction or land clearing activity, and shall notify the Site Development permittee when the work or site conditions fail to comply with the SWP3 as approved.

5.06.1 Bexar County or its designated agent shall inspect storm water BMPs as outlined in the SWP3, on a regular basis.

5.06.2 Bexar County or its designated agent may enter at reasonable times to conduct on-site inspections.

5.06.3 Before construction begins, the Bexar County Storm Water Quality Site Development Permit must be posted on site. A copy of the SWP3 must be located on site or within ten minutes of the site. If the SWP3 is located off site, it shall be brought to the site within ten minutes of the request by the Bexar County inspector.

5.06.4 Before construction commences, a copy of the Floodplain Development Permit (if applicable in accordance with 5.02.3) shall be posted on site and floodplain limits shall be marked on site in accordance with 5.04.5 (b).

5.06.5 The SWP3 shall be maintained at the site during the progress of the work. The permittee shall notify Bexar County or its designated agent at least two working days before the following:

(A) Start of construction

(B) Installation of sediment and erosion control BMPs

(C) Completion of site clearing

(D) Completion of final grading

(E) Close of the construction

(F) Completion of final stabilization or landscaping

5.07 INDUSTRIAL STORM WATER SITES: Bexar County may register, set up

permitting procedure, inspect, and enforce Storm Water Regulations for discharges for non-construction industrial sites as required by TCEQ's Multi-Sector General Permit (TXR050000).

5.08 CLOSE-OUT: All Storm Water Quality Permits shall be Closed-Out. In order to Close-Out the Storm Water Quality Permit, all of the requirements listed in the Storm Water Quality Permit Close-Out shall be completed and/or submitted. Storm Water Quality Permit Close-Out requirements include but not limited to:

(a) All required permanent BMPs shall provide the following:

i. Engineer Compliance Letter for structural BMPs (if applicable)

ii. Name of Certified Maintenance Provider and/or Maintenance Agreement

iii. Bexar County Clerk Document Number of the filed permanent BMP Site Plan with Maintenance Plan Schedule

iv. As-Built Plans or Plan of Record

(b) All Storm Water Mitigation Fees shall be paid in full including, but not necessarily limited to, CoSA Regional Storm Water Management Participation and/or the Bexar County Storm Water Quality Mitigation Fund.

(c) Final Site Inspection has been completed and approved. The permittee shall notify Bexar County for a final inspection to verify final stabilization, removal of temporary BMPs and installation of permanent BMPs.

Failure to provide the required documentation/fees and complete the Storm Water Quality Permit Close-Out is considered a violation of this Court Order (Section VIII, 8.05) and will result in a Citation or Fine.

5.09 TCEQ TERMINATION: Prior to Storm Water Quality Permit Close-Out and upon verification that final stabilization, removal of temporary BMPs, and issuance of Post Construction Maintenance Plan by Bexar County, the Permittee shall file a Notice of Termination (NOT) to TCEQ. The Permittee shall provide a copy of the NOT to Bexar County.

SECTION VI: POST CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

6.01 PURPOSE: The purpose of this section is to develop and enforce a program to address storm water runoff from new development and redevelopment projects that disturb one (1) acre or more, including projects that disturb less than one (1) acre that are part of a larger common plan of development or sale to address the placement and maintenance of permanent BMPs to reduce pollutants from storm water runoff. Bexar County will establish a permit program to track and enforce the compliance and maintenance of all post construction permanent BMPs.

6.02 APPLICABILITY: The provisions of this Section shall apply to any application for Subdivision Plat, or other structure or improvement, except as otherwise provided by this section. Owners and operators (permittee) of new development and redeveloped sites shall be required to design, permit, install, implement, and maintain a combination

of structural and non-structural BMPs appropriate for the community and that protects the water quality. In addition, the permittee must identify the operator, owner, entity, or community association responsible for on-going maintenance of the permanent BMP once final stabilization has been completed. If the construction of permanent structures is not feasible due to space limitations, health and safety concerns, cost effectiveness, or highway construction codes, the permittee may propose an alternative approach for review.

6.03 POST CONSTRUCTION STORM WATER MAINTENANCE PLAN: Post Construction Storm Water Maintenance Plan for Permanent BMPs shall be initiated, maintenance performed, and records maintained per the Maintenance Plan:

(a) Long-Term Maintenance for Permanent BMPs shall be implemented through one of the following approaches:

i. Maintenance performed by the Permittee/Owner or Operator. The Permittee/Owner or Operator will have to demonstrate and document adequate knowledge required to perform and monitor required maintenance and documentation for review by Bexar County.

ii. Maintenance performed by a Bexar County approved third party maintenance provider under direction of the Permittee/Owner or Operator.

iii. A site that is less than one (1) acre but part of a common area of development or sale and will cumulatively disturb equal to or greater than one acre, the Permittee/Owner or Operator of the development will be responsible for the permitting and maintenance of the post construction BMPs.

(b) Annually, the permittees/owners or operators or third-party maintenance providers of any new development or redeveloped sites shall be required to assess permanent BMPs and implement the maintenance plan addressing maintenance requirements for any permanent structural control measures installed on site. Owner or operators shall maintain documentation, such as a tracking log, onsite of the maintenance performed which shall be made available for review by Bexar County or TCEQ within one working day, if requested.

(c) If reports are not provided as required, then the Post Construction Maintenance Plan will expire, and it will require a qualified engineer's certification to reinstate the maintenance plan along with an application fee.

6.04 COMPLIANCE: Compliance with this section will include adherence to the rules and requirements in the "Bexar County Water Quality and Maintenance Manual" for all of Bexar County. These rules and practices in this manual will be the basic requirements for all Permanent BMPs.

6.05 PERMANENT ON-SITE FACILITIES: On-site permanent BMP facilities that are constructed as a requirement of "Bexar County Water Quality and Maintenance Manual", or UDC Appendix H "Storm Water Design Criteria Manual", must be privately owned and shall be maintained by the community association or property owner.

6.06 INSPECTIONS: Bexar County will have the right to do periodic inspections of privately owned and maintained Permanent BMPs and detention/retention facilities to ensure that the maintenance schedule is being implemented. Bexar County will make periodic unannounced inspections of the facilities to ensure compliance. If deficiencies are observed, a Notice of Violation will be sent to the community association or property owner responsible for maintenance.

6.07 INCORPORATION BY REFERENCE: All requirements of UDC Appendix H "Storm Water Design Criteria Manual" and all future amendments thereto are incorporated by reference and are thus made part of these Regulations.

SECTION VII: POLLUTION PREVENTION AND GOOD HOUSEKEEPING FOR BEXAR COUNTY FACILITIES

7.01 PURPOSE: The purpose of this section is to establish an operation and maintenance program with the ultimate goal of identifying methods and practices for conducting county operations in a manner to prevent pollution in storm water runoff.

7.02 GOOD HOUSEKEEPING AND BEST MANAGEMENT PRACTICES: Bexar County will review the following facilities and/or operations to determine compliance with the requirements of TPDES General Permit TXR040000:

7.02.1 Park and open space maintenance

7.02.2 Street, road and bridge maintenance

7.02.3 Fleet, building, and service center maintenance

7.02.4 MS4 maintenance

7.02.5 Parking garages and facilities

7.03 TRAINING: Bexar County will develop a training program for all employees responsible for County operations subject to the pollution prevention/good housekeeping program. The training program will include materials directed at preventing and reducing storm water pollution from County operations.

7.04 WASTE DISPOSAL: Waste removed from the MS4, from structural controls or collected as a result of County operations and maintenance activities will be properly disposed of in an authorized landfill.

7.05 SPECIAL APPLICATIONS: All personnel handling pesticides will be trained and certified in their proper use and disposal. All special contracts with vendors will include clean up and adherence to Storm Water Pollution Prevention Regulations.

SECTION VIII: ENFORCEMENT

8.01 PURPOSE: The purpose of this Section is to establish a process for Bexar County or its authorized agent to enforce these regulations.

8.02 ADMINISTRATIVE ENFORCEMENT: Bexar County may take the following actions as needed.

(a) Stop Work Order: If work starts before the Storm Water Quality Site Development Permit or Floodplain Development Permit has been issued, or work is in progress and the required permit is not posted, a Stop Work Order may be issued, to be in

effect until the permit has been issued or posted. Bexar County or its agent may restrict access to a site in violation of this rule until compliance is achieved.

(b) Field Correction Notice: Upon periodic inspection, a Field Correction Notice may be issued noting any deficiencies and a time frame to have them addressed. The operator will be responsible for correcting the deficiencies in the allotted time frame; however, an appeal may be made, and if good cause can be shown that the deficiency will need more time to correct, then the additional time may be granted. Ignoring or failure to address the Field Correction Notice may result in a Stop Work Order.

(c) Notice of Violation: A failure to secure a permit, Close-Out the Storm Water Quality Permit, maintain a permanent BMP, or to maintain the proper documentation may result in a Notice of Violation being sent to the Permittee.

8.03 CRIMINAL PENALTIES: Failure to heed the following provisions mentioned below is an offense under the Texas Water Code and may incur penalties as set forth under the Texas Water Code Section 7.187. Each day that corrective action is not taken will constitute a separate offense.

8.03.1 Criminal Penalty.

(a) Unless otherwise stated, a person commits an offense if the person

i. Violates a provision of Section 4.02, which may result in a fine of not less than $1000.00 or more than $100,000.00, or confinement for a period not to exceed five (5) years, or both, pursuant to Texas Water Code Section 7.145, 7.187

ii. Violates a provision of Section 4.03, 4.03.1, 4.03.2, which may result in a fine of not less than $1000.00 or more than $100,000.00, or confinement for a period not to exceed one (1) years, or both, pursuant to Texas Water Code Section 7.147, 7.187

(b) Each day of a continuing violation is a separate offense.

8.04 ENFORCEMENT OF STATE STATUTES: Bexar County may enforce the applicable provisions and penalties, whether civil or criminal, of the Texas Water Code, Health and Safety Code and the Texas Administrative Code, or any other applicable State law.

8.05 CIVIL ENFORCEMENT: If any person violates any section dealing with Illicit Discharge Detection and Elimination, Construction Permitting and Inspection, Storm Water Quality Permit Close-Out and Post Construction Storm Water Management; Bexar County may take whatever action is necessary to remedy the violation, including but not limited to filing a suit for civil penalties up to $1000.00 a day for each violation, and to enjoin the violation. Each day the violation continues is considered a separate violation for the purposes of assessing the civil penalty.

SECTION IX: RECORD KEEPING AND ANNUAL REPORTING

9.01 PURPOSE: The purpose of this section is to establish evaluation/assessment reporting efforts and recordkeeping.

9.02 RECORDKEEPING: This program will track those activities that: reduce the discharge of pollutants to MEP; protect water quality; and satisfy the appropriate requirements of the Clean Water Act and the TPDES program for a period of three years.

9.03 REPORTING: Bexar County will submit a concise annual report to the TCEQ for each year as required under the TPDES General Permit TXR040000. The report will include:

(a) The status of the compliance with permit conditions, an assessment of the appropriateness of the identified activities/BMPs, progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, the measurable goals for each of the MCMs, and an evaluation of the success of the implementation of the measurable goals.

(b) A summary of the results of information collected and analyzed, during the reporting period, including monitoring data used to assess the success of the program at reducing the discharge of pollutants to the MEP.

(c) If applicable for receiving water bodies, a summary of any activities taken to address the discharge to impaired water bodies, including a summary of the small MS4s BMPs used to address the pollutant of concern, and if sampling was conducted include the sampling results.

(d) A summary of the storm water activities the small MS4 operator plans to undertake during the next reporting year.

(e) Proposed changes to the SWMP, including changes to any activities/BMPs or any identified measurable goals that apply to the program elements.

(f) A description and schedule for implementation of additional activities/BMPs that may be necessary, based on monitoring results, to ensure compliance with applicable TMDLs and implementation plans. For water bodies that are listed as impaired after discharge authorization pursuant to TPDES General Permit TXR040000 Part III, include a list of such water bodies and the pollutant(s) causing the impairment, and a summary of any actions taken to comply with the requirements of TPDES General Permit TXR040000 Part III.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS THAT: The Storm Water Pollution Prevention Regulations proposed are hereby adopted this 18 day of November 2025.

Peter Sakai
County Judge

Rebeca Clay-Flores
County Commissioner, Precinct 1

Justin Rodriguez
County Commissioner, Precinct 2

Grant Moody
County Commissioner, Precinct 3

Tommy Calvert
County Commissioner, Precinct 4

Appendix "N" Spill Reporting Forms

In the event of a hazardous substance spill or release, immediately take the measures listed in **Section 3** to keep the spill from entering sewer or storm drains, spreading off-site, or affecting public health. In all cases caution and common sense must be maintained with the primary goal being to prevent and/or limit personal injury.

Spill Report:

Blank Spill Report Forms are located behind this page. Document the following information and include in the SWPPP using a Spill Report Form.

a. The date and time of the spill or release.
b. The identity or chemical name of any material released or spilled.
c. An estimate of the quantity of material released or spilled and the time or duration of the event.
d. The exact location of the spill.
e. The extent of actual and potential water pollution.
f. The actions that caused the spill and the source of the spilled material.
g. The name, address, and phone number of the party in charge of, or responsible for, the spill.
h. The steps were taken to clean up the spill and any precautions taken to minimize impacts.
i. Possible hazards to the environment (air, soil, water, wildlife, etc.).
j. The identities of any representatives responding at the scene.
k. The identities of the party responsible for removal and disposal of any cleanup materials.
l. Include a disposal manifest or receipt from the disposal facility and retain for records retention.

SPILL REPORT FORM

Project Name: _____ Location: _____

Date and time of spill: _____

Time incident was contained: _____

Spill location and events leading up to the spill: _____

_____

_____

_____

_____

_____

_____

Material spilled: _____

Source of spill: _____

Approximate amount spilled: _____

Approximate amount spilled to a waterway: _____

Surface area impacted in Sq Ft: _____

Type of media (soil or pavement): _____

Corrective action taken: _____

_____

_____

_____

_____

Action taken to prevent future spills: _____

_____

_____

_____

Agencies notified (if any): _____

Modifications to SWPPP: _____

_____

_____

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including possibility of fine and imprisonment for knowing violations."

Signature of Reporter: _____ Date: _____

Print Name/Title: _____

SPILL REPORT FORM

Project Name: _____ Location: _____

Date and time of spill: _____

Time incident was contained: _____

Spill location and events leading up to the spill: _____

_____

_____

_____

_____

_____

_____

Material spilled: _____

Source of spill: _____

Approximate amount spilled: _____

Approximate amount spilled to a waterway: _____

Surface area impacted in Sq Ft: _____

Type of media (soil or pavement): _____

Corrective action taken: _____

_____

_____

_____

_____

Action taken to prevent future spills: _____

_____

_____

_____

Agencies notified (if any): _____

Modifications to SWPPP: _____

_____

_____

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including possibility of fine and imprisonment for knowing violations."

Signature of Reporter: _____ Date: _____

Print Name/Title: _____

SPILL REPORT FORM

Project Name: _____ Location: _____

Date and time of spill: _____

Time incident was contained: _____

Spill location and events leading up to the spill: _____

Material spilled: _____

Source of spill: _____

Approximate amount spilled: _____

Approximate amount spilled to a waterway: _____

Surface area impacted in Sq Ft: _____

Type of media (soil or pavement): _____

Corrective action taken: _____

Action taken to prevent future spills: _____

Agencies notified (if any): _____

Modifications to SWPPP: _____

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including possibility of fine and imprisonment for knowing violations."

Signature of Reporter: _____ Date: _____

Print Name/Title: _____

Appendix "O" Pages Removed by SWPPP Amendment

This section contains pages of the SWPPP that have been updated or replaced through amendments. These pages are not current and are included for reference only.

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
Ph: (720) 235-2783
Fax: 303-841-6383
E-mail: contactus@cisecinc.org

CISEC, Inc. Wallet Card

Name: Melissa Castro

Order Date: March 2022

Below is your wallet card.

Please print this card and keep it in your wallet or your files.

CISEC, Inc.
Board of Directors
certifies that

Melissa Castro

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc,. is authorized to use the title of

Certified Inspector of Sediment and Erosion Control In-Training

0370-IT		*November 30, 2022*
CISEC-IT #	***CISEC, Inc. President***	***Expiration Date***

As a CISEC-IT Registrant, I agree to the following:

- At all times, strictly abide by the CISEC, Inc. Code of Ethics,
- Perform all services in a professional manner and uphold professional standards in relating to the public, to other CISEC, Inc. registrants and to other professionals within the industry,
- Earn at least 12 CDH's each year after becoming a CISEC registrant and
- Pay CISEC, Inc. annual renewal fees.

Signature (required)

CISEC, Inc.
P.O. Box 188
Parker, CO 80134
720-235-2783
www.cisecinc.org

CISEC, Inc.

Board of Directors

certifies that

Marcus Walters

has demonstrated satisfactory evidence of sediment and erosion control inspection skills and successfully passed the certification examination and therefore, as required by CISEC, Inc., is authorized to use the title of

Certified Inspector of Sediment and Erosion Control

Given this 20th day of December, 2016

Tina K. Evans

CISEC, Inc. President

CISEC, Inc. Board of Director

1997

Certification Number

EnviroCert International, Inc.
3054 Fite Circle, Suite 108, Sacramento, CA 95827
(279) 888-6911 | www.envirocert.org

Jimena Giuliana Koszuta

CESSWI

Certified Erosion, Sediment and Storm Water Inspector

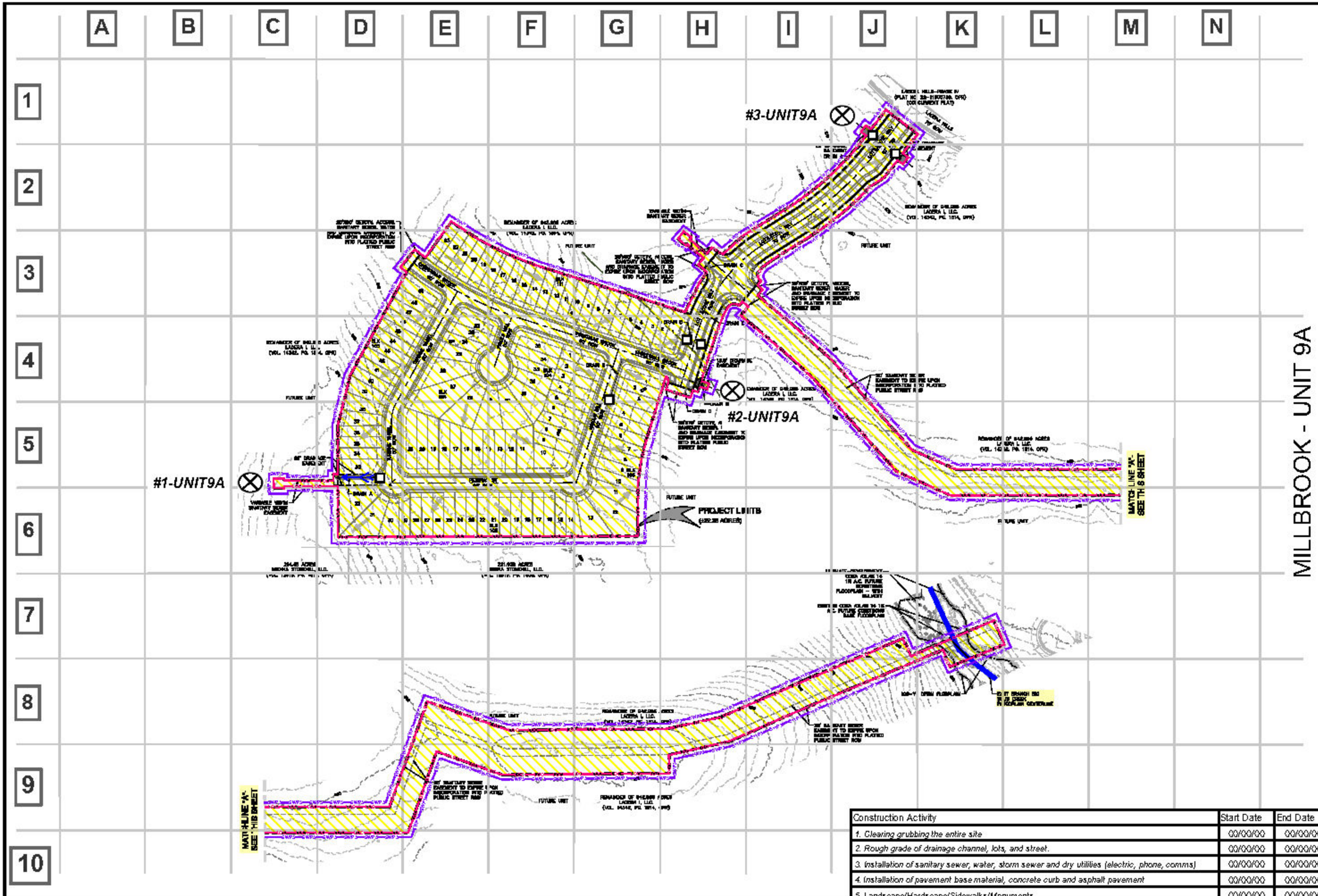
4624	7/31/2023
CERTIFICATION NO.	EXPIRES

ENVIROCERT International, Inc.

CESSWI · CPMSM · CPESC · CPSWQ · CPISM · CPSWI · CPWPC · QSM · ngicp

NOTICE:

All certified professionals are required to adhere strictly to the Code of Conduct and Ethics and are responsible for maintaining their active status with ECI to exercise the rights and privileges under this certification.



MILLBROOK - UNIT 9A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | BMP TRACKING MAP

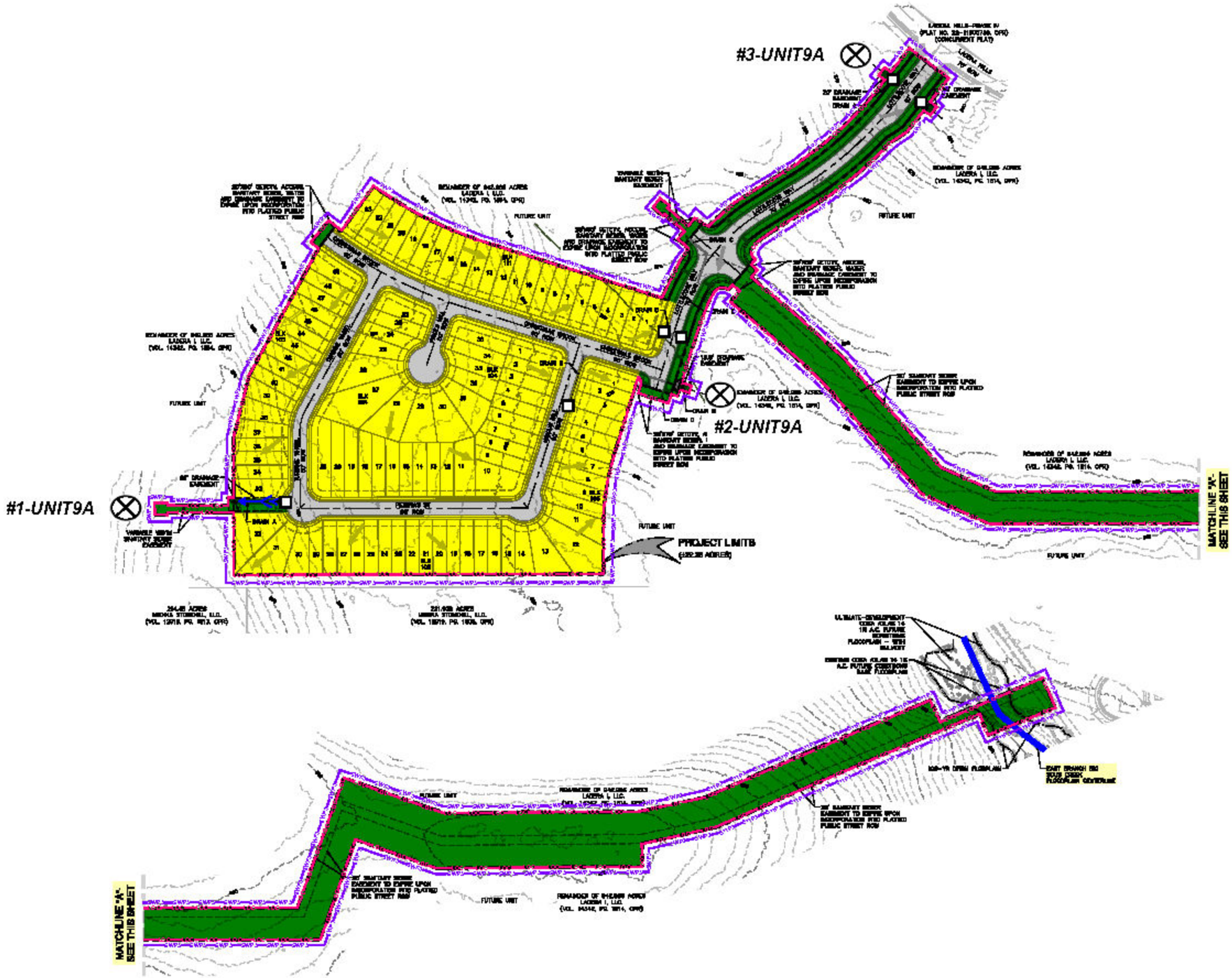
REV. NO.

DRAWN BY: KB

SHEET 01

Construction Activity	Start Date	End Date
1. Clearing grubbing the entire site	00/00/00	00/00/00
2. Rough grade of drainage channel, lots, and street.	00/00/00	00/00/00
3. Installation of sanitary sewer, water, storm sewer and dry utilities (electric, phone, comms)	00/00/00	00/00/00
4. Installation of pavement base material, concrete curb and asphalt pavement	00/00/00	00/00/00
5. Landscape/Hardscape/Sidewalks/Monuments	00/00/00	00/00/00

"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."



"Refer to the "Best Management Practice Map Legend" located in Appendix "B" of the SWP3 for BMP Symbols and Definition."

MILLBROOK - UNIT 9A

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LAND DEVELOPMENT | STABILIZATION MAP

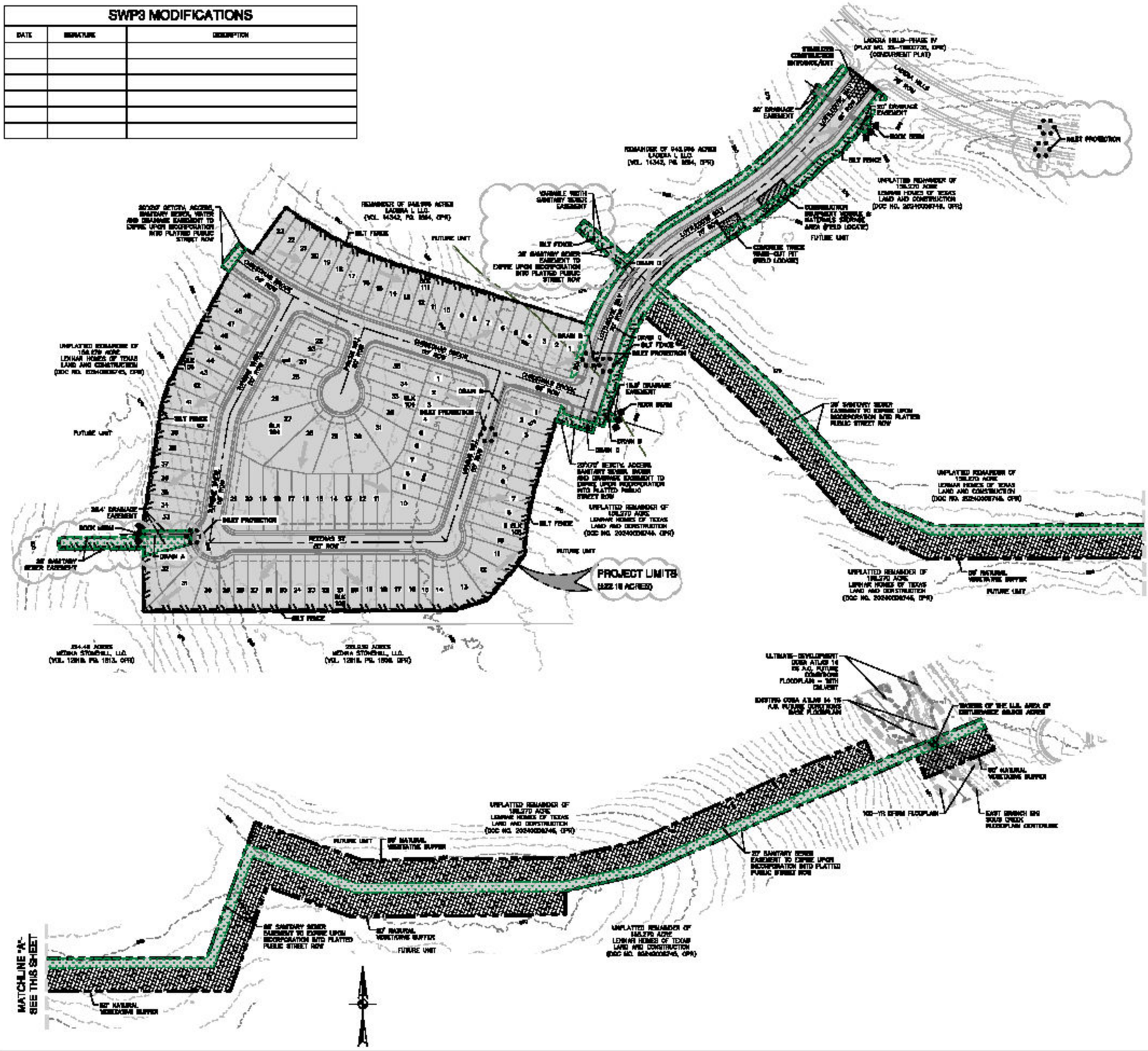
REV. NO.

DRAWN BY: KB

SHEET 01

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION


PROJECT LIMITS
(SIZE 18 ACRES)
MATCHLINE "A"- SEE THIS SHEET
MATCHLINE "A"- SEE THIS SHEET
INLET PROTECTION
SILT FENCE
ROCK BERM
GRAVEL FILTER SACK
CONSTRUCTION ENTRANCE/EXIT
CONCRETE TRUCK WASH-OUT PIT
CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
50' NATURAL VEGETATIVE BUFFER
FUTURE UNIT
DRAIN A
DRAIN B
DRAIN C
DRAIN D
EAST BRANCH SPG HOUSE CREEK FLOODPLAIN CENTERLINE
100-YR SFRM FLOODPLAIN
ULTIMATE-DEVELOPMENT DOBA ATLAS 14 100 A.C. FUTURE CONDITIONS FLOODPLAIN - WITH CULVERT
EXISTING CONDITIONS ATLAS 14 100 A.C. FUTURE CONDITIONS FLOODPLAIN
LIMITS OF THE 11.8 AC AREA OF DISTURBANCE (48.30 ACRES)
LADERA HILLS - PHASE IV (PLAT NO. 23-11800726, OPR) (CONVEYANCE PLAT)
REMAINDER OF 548.076 ACRE LADERA I, LLC. (VOL. 14342, PG. 1884, OPR)
UNPLATTED REMAINDER OF 138.270 ACRE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION (DOC NO. 20240026746